

# \$150,000 - 194, 99 Arbour Lake Road Nw, Calgary

MLS® #A2226797

## \$150,000

2 Bedroom, 1.00 Bathroom, 909 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

Mobile Home ( 14 x 65) in the Watergrove Mobile Home Park. on a corner lot, Home has been well maintained, 2 bedrooms, 1 - 4 pc bathroom, Kitchen and Living Room with Electric Fireplace, Laundry Room off Bathroom , Covered Carport with Covered Deck (21 x 8) Insulated and wired Shed (10 x 12) at the rear that is finished inside., Good size yard This mobile home park is situated in Watergrove Mobile Home Park in Arbour lake. This park is a 45+ park. Pets need approval from Park and must be 15 inches to the hip or less. Close to all amenities. The monthly lot rent of \$855.00 includes water, sewer, recycling, garbage pickup, plus all clubhouse amenities. These amenities include outdoor Heated Swimming pool, indoor Hot Tub, Sauna, Billiards/games room, Library, Exercise Room, and more! Easy access to the Arbour Lake LRT, many Crowfoot Businesses, Clinics, Restaurants, Grocery stores, and much much more! Easy access to Stoney Trail.

Built in 1973

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2226797  |
| Price          | \$150,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 909       |



|            |                         |
|------------|-------------------------|
| Acres      | 0.00                    |
| Year Built | 1973                    |
| Type       | Mobile                  |
| Sub-Type   | Mobile                  |
| Style      | Single Wide Mobile Home |
| Status     | Active                  |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 194, 99 Arbour Lake Road Nw |
| Subdivision | Arbour Lake                 |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 4E4                     |

### **Amenities**

|                |                                                                                                                     |
|----------------|---------------------------------------------------------------------------------------------------------------------|
| Utilities      | Cable Available, Garbage Collection, Sewer Connected, Water Connected, Electricity Available, Natural Gas Available |
| Parking Spaces | 2                                                                                                                   |
| Parking        | Front Drive, Parking Pad, Carport                                                                                   |
| Has Pool       | Yes                                                                                                                 |

### **Interior**

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | No Animal Home, Storage                                             |
| Appliances        | Central Air Conditioner, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Central, Natural Gas                                                |
| Cooling           | Central Air                                                         |
| Fireplace         | Yes                                                                 |
| # of Fireplaces   | 1                                                                   |
| Fireplaces        | Electric, Living Room                                               |

### **Exterior**

|              |              |
|--------------|--------------|
| Roof         | Metal        |
| Construction | Metal Siding |
| Foundation   | Piling(s)    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 13             |

**Listing Details**

Listing Office                      Stonemere Real Estate Solutions

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