

\$199,000 - 264, 99 Arbour Lake Road Nw, Calgary

MLS® #A2256788

\$199,000

2 Bedroom, 2.00 Bathroom, 1,057 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

Pride of ownership is very evident in this home. Regent Mobile Home (16 x 66) in the Watergrove Mobile Home Park. The monthly lot rent of \$860. Situated in a quiet Area of the Park. Home has been very well maintained. This home is move in ready. 2 Large bedrooms, 4 pc main bath. Large Master bedroom with a 4 pc ensuite bathroom and walk in closet (6'5" x 5'2"), Large Kitchen. comes with Stove , Fridge, Water Softener, Dishwasher, Washer and Dryer. and lots of cabinets, Good sized Dining Room, Large Living Room, Laundry Room off Kitchen. Windows were replaced in June 2021 with Triple Pane windows. Furnace replaced in 2016, 50 gallon Hot water tank replaced in 2020, Fridge, Stove, Bosch Dishwasher, Hood Fan replaced in 2021. Comes with upgraded blinds , Laminate flooring . Covered Carport , Shed (14' x 10'). Deck is 17' x 7' with porch , Covered carport with 2 skylights. Good size yard . Close to the Park facilities. This mobile home 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. includes water, sewer, recycling, garbage pickup, plus all clubhouse amenities. These amenities include outdoor heated seasonal swimming pool, indoor hot tub, sauna, billiards/games room, library and much much more! Easy access to the Arbour Lake LRT, many Crowfoot businesses, clinics, restaurants, grocery stores, and much much



more! Easy access to Stoney Trail. Realtor
lives in the Park so easy to show

Built in 1994

Essential Information

MLS® #	A2256788
Price	\$199,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,057
Acres	0.00
Year Built	1994
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	264, 99 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4E4

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Cable Available, Garbage Collection, High Speed Internet Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Asphalt, Carport
Has Pool	Yes

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Water Softener, Gas Water Heater

Heating	Forced Air, Natural Gas
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Exterior

Exterior Features	Private Yard, Storage
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Roof	Asphalt Shingle
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Construction	Vinyl Siding
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Foundation	Piling(s)
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Additional Information

Date Listed	September 16th, 2025
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Days on Market	1
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Listing Details

Listing Office	Stonemere Real Estate Solutions
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