# \$189,000 - 166, 99 Arbour Lake Road Nw, Calgary

MLS® #A2188340

\$189,000

2 Bedroom, 2.00 Bathroom, 1,018 sqft Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

MOUNTAIN VIEWS, SPACE TO BREATHE, AND A PRICE THAT WORKS!

Looking for a cozy home that actually fits your budget? This charming corner-lot gem might be exactly what you've been searching for. Tucked among mature trees with a peaceful mountain view, this spacious 2-bedroom home is perfect if you're ready to stop rentingâ€"or just want to simplify without giving up comfort.

Originally a 3-bedroom, it's been converted to offer two generous bedrooms (hello, walk-in closet potential!) and wide open living spaces. Light floods the front-facing living room, with big windows and a layout that flows easily into the eat-in kitchen and separate dining roomâ€"ideal for hosting friends.

Out back? A covered deck that's made for morning coffee or private evening BBQs with a mountain backdrop. You also get a covered front entranceâ€"because no one likes standing in the rain with groceries.

Bonus features include:

2-piece ensuite off the primary bedroom

Large laundry room

Almost-new gas furnace





### Plenty of storage

And the best part? Lot rent is just \$855/month (includes water, sewer, recycling, garbage pickup, plus access to a heated pool, hot tub, and community clubhouse)..

Homes like this don't last. Come see it before someone else grabs it!

#### Built in 1973

#### **Essential Information**

MLS® # A2188340 Price \$189,000

Bedrooms 2
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,018
Acres 0.00
Year Built 1973
Type Mobile
Sub-Type Mobile

Style Single Wide Mobile Home

Status Active

## **Community Information**

Address 166, 99 Arbour Lake Road Nw

Subdivision Arbour Lake

City Calgary
County Calgary
Province Alberta
Postal Code T3G 4E4

#### **Amenities**

Parking Spaces 2

Parking Parking Pad

Interior

Appliances Electric Stove, Refrigerator, I

Heating Forced Air

**Exterior** 

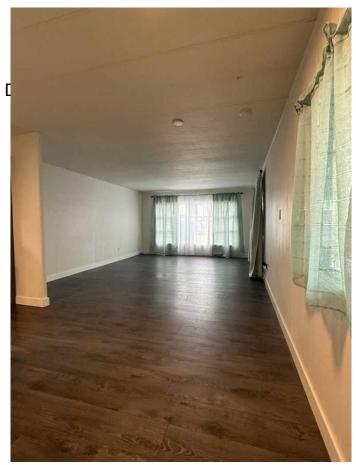
Roof Metal, Membrane

**Additional Information** 

Date Listed May 1st, 2025

**Listing Details** 

Listing Office CIR Realty



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