

# \$224,000 - 125, 99 Arbour Lake Road Nw, Calgary

MLS® #A2233121

## \$224,000

3 Bedroom, 2.00 Bathroom, 1,121 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

Regent Mobile Home ( 16 x 70) in the Watergrove Mobile Home Park. in a quiet Cul d Sac. Home has been well maintained. This home is move in ready. 3 Large bedrooms, 4 pc main bath. Large Master bedroom with a 4 pc ensuite bathroom, ensuite includes a jetted soaker tub. Large Kitchen. Comes with Stove , Fridge, Dishwasher, Washer and Dryer. Good sized Dining Room, Large Living Room, Laundry Room off Kitchen. Comes with upgraded blinds and all window coverings. Laminate flooring . Covered Carport , Shed (10 x 9.6) at the rear . Good size yard backing onto green space. 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. The monthly lot rent of \$855 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 1985

## Essential Information



MLS® #	A2233121
Price	\$224,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,121
Acres	0.00
Year Built	1985
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	125, 99 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4E4

### Amenities

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

### Interior

Appliances	Dishwasher, Dryer, Electric Stove, Gas Water Heater, Refrigerator, Washer
Heating	Forced Air
Cooling	None

### Exterior

Roof	Asphalt Shingle
Foundation	Piling(s)

### Additional Information

Date Listed June 21st, 2025

Days on Market 16

## **Listing Details**

Listing Office Stonemere Real Estate Solutions

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