

# \$209,000 - 224, 99 Arbour Lake Road Nw, Calgary

MLS® #A2269071

**\$209,000**

2 Bedroom, 2.00 Bathroom, 1,133 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

Triple Mobile Home ( 16 x 72 ) in the Watergrove Mobile Home Park. The monthly lot rent of \$855. Situated in a quiet cul du sac area of the Park. Home . Built in Air conditioner in the Living Room. Good Size back yard. This home is move in ready. 2 Large bedrooms, 4 pc ensuite bath. off Large Master bedroom with a walk in closet(6'5" x 5'2") and a 4 pc ensuite bathroom off second bedroom , Large Kitchen. comes with Stove , Fridge, , Over Range Microwave, Dishwasher, Washer and Dryer. and lots of cabinets, Good sized Dining Room, Large Living Room, Laundry Room off Kitchen. , Laminate and carpet flooring . Covered Carport , Sun room porch with electric fireplace, , Covered carport Good size yard . Close to the Park facilities. This mobile home is situated in Watergrove Mobile Home Park in Arbour Lake. View of the mountains from the 2nd bedroom Note this was a 3 bedroom and has been converted to a 2 bedroom. 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 1992

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2269071                |
| Price          | \$209,000               |
| Bedrooms       | 2                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,133                   |
| Acres          | 0.00                    |
| Year Built     | 1992                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 224, 99 Arbour Lake Road Nw |
| Subdivision | Arbour Lake                 |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G4E4                      |

## Amenities

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

## Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s)               |
| Appliances        | Dishwasher, Electric Stove, Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                        |
| Cooling           | Sep. HVAC Units                                                                                                |
| Fireplace         | Yes                                                                                                            |

|                 |                                 |
|-----------------|---------------------------------|
| # of Fireplaces | 2                               |
| Fireplaces      | Electric, Living Room, Sun Room |

## Exterior

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

## Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | November 10th, 2025 |
|-------------|---------------------|

## Listing Details

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Stonemere Real Estate Solutions |
|----------------|---------------------------------|

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