

# \$204,900 - 169, 99 Arbour Lake Road Nw, Calgary

MLS® #A2190995

## \$204,900

3 Bedroom, 2.00 Bathroom, 1,128 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

Immediate Possession possible. 1128 sq foot( 16' x 74') Mobile home. with 3 bedroom, 2 bathroom home in the Watergrove Mobile Home Park. Has Covered Carport . Large lot with a covered deck and 8 x 10 shed at rear. Move in property that boasts three good size bedrooms, two full bathrooms, a large living room area with open concept kitchen that has plenty of space for family and guests with a Kitchen Island and two Fridges. A double pull-out shelves Pantry. Front opening Washer and Dryer. The kitchen cabinets were all installed in 2012, and extra storage/pantry cupboards were added. Kitchen Cabinets an island were installed in 2012. The home has an upgraded Furnace and Central Air which was installed 2012. Both bathrooms were upgraded in 2012.

All poly B piping was replaced in 2018. A large covered patio with an installed BBQ hookup gas line. The 40 gallon electric hot water tank new in 2016. All the Interior was painted in Oct 2024.

Watergrove Mobile Home Park is a 45+ community. This community offers a seasonal outdoor Heated Pool, Clubhouse with Hot Tub, Library, Games Room, Exercise Room, Party Room, Washrooms with showers . Close to Crowfoot Crossing. Monthly pad rental fees are \$835 until May 1st and will then increase to \$870.00 per month.

Built in 1986



## Essential Information

MLS® #	A2190995
Price	\$204,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,128
Acres	0.00
Year Built	1986
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

## Community Information

Address	169, 99 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4E4

## Amenities

Amenities	Party Room, Clubhouse, Outdoor Pool
Parking Spaces	2
Parking	Carport
Has Pool	Yes

## Interior

Interior Features	Ceiling Fan(s), No Animal Home
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer, Central Air Conditioner
Heating	Central
Cooling	Central Air

## Exterior

Roof	Asphalt Shingle
Foundation	Piling(s)

## Additional Information

Date Listed January 29th, 2025

Days on Market 80

## **Listing Details**

Listing Office Stonemere Real Estate Solutions

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