

# \$229,000 - 111, 99 Arbour Lake Road Nw, Calgary

MLS® #A2221989

**\$229,000**

2 Bedroom, 2.00 Bathroom, 1,137 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

Shelter Industries Mobile Home ( 16 x 72) in the Watergrove Mobile Home Park. BACKING ONTO GREEN SPACE, Home has been well maintained. Valued Ceilings , 2 Large bedrooms, 4 pc main bath and 4 pc ensuite bathroom. Large Kitchen comes with newer Stove with Double Ovens, Fridge has a bottom freezer, Dishwasher , Dining Room, Large Living Room comes with a Electric Fireplace, Laundry Room off kitchen , Comes with upgraded blinds and all window coverings. Laminate, Vinyl flooring with carpet in the Living Room. Master bedroom has 2 free standing Closets. 2 free standing Wardrobes . Newer vinyl windows. Covered DOUBLE Carport with Covered Deck , Shed (10 x 10) at the rear , Good size yard. This mobile home park 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 \$860 includes water, sewer, recycling, garbage pickup, plus all clubhouse amenities. These amenities include outdoor heated swimming pool, indoor hot tub, sauna, billiards/games room, library and 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® #	A2221989
Price	\$229,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,137
Acres	0.00
Year Built	1985
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

## Community Information

Address	111, 99 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4E4

## Amenities

Utilities	Garbage Collection
Parking Spaces	2
Parking	Carport, Front Drive, Parking Pad
Has Pool	Yes

## Interior

Interior Features	No Animal Home, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Mid Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room

## Exterior

Exterior Features	Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Landscaped, Level, Near Shopping Center, Paved, Street Lighting
Roof	Asphalt Shingle
Construction	Manufactured Floor Joist, Vinyl Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	22

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.