

# \$260,000 - 132, 99 Arbour Lake Road Nw, Calgary

MLS® #A2237186

**\$260,000**

3 Bedroom, 2.00 Bathroom, 1,374 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

Pride of ownership is very evident in this home. 1979 Safeway Double Wide ( 29 x60) with Covered Carport. Comes with a Living room and a Family room,. Absolutely beautiful private yard LOCATED in the Watergrove Mobile Home Park. in a quiet Cul d Sac. Home has been very well maintained. This home is move in ready. Roof Singles were replace 3 years ago, Hot water tank replaced July 2024. Poly B has all been replace. 3 Large bedrooms, 4 pc main bath. Large Master bedroom with a 4 pc ensuite bathroom, ensuite includes a soaker tub. walk in closet.

Kitchen. comes with Built in Oven, Countertop range, Fridge, Dishwasher, Washer and Dryer and over the Range Microwave Hood Fan. Good sized Dining Room with built in China Cabinet, Large Family Room, plus a good sized Living Room, Laundry Room off Kitchen. Comes with all window coverings. Laminate and carpet flooring . Porch is 19 ft 7 in . Covered Carport , Shed (13' 10" x 9' 8" ) 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 \$899 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 1975

### **Essential Information**

MLS® #	A2237186
Price	\$260,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,374
Acres	0.00
Year Built	1975
Type	Mobile
Sub-Type	Mobile
Style	Double Wide Mobile Home
Status	Active

### **Community Information**

Address	132, 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, Asphalt
Has Pool	Yes

### **Interior**

Interior Features	Ceiling Fan(s), No Smoking Home
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

## Exterior

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

## Additional Information

Date Listed	July 5th, 2025
Days on Market	7

## Listing Details

Listing Office	Stonemere Real Estate Solutions
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