

# \$170,000 - 194, 99 Arbour Lake Road Nw, Calgary

MLS® #A2190079

**\$170,000**

2 Bedroom, 1.00 Bathroom, 910 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

Mobile Home ( 14 x 65) in the Watergrove Mobile Home Park. on a corner lot, Home has been well maintained, 2 bedrooms, 1 - 4 pc bathroom, Kitchen and Living Room with Electric Fireplace, Laundry Room off Bathroom , Covered Carport with Covered Deck (21, x 8) Shed (10 x 12) at the rear that is finished inside., 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 \$825 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. The lease rate is 820.00 per month and will be raised up to \$855.00 per month These fees include Water, Sewer, Garage, Composting, Recycling, use of Clubhouse.

Built in 1973

## Essential Information

MLS® # A2190079

Price \$170,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	910
Acres	0.00
Year Built	1973
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

### **Community Information**

Address	194, 99 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4E4

### **Amenities**

Parking Spaces	2
Parking	Carport, Front Drive, Parking Pad
Has Pool	Yes

### **Interior**

Interior Features	No Animal Home, Storage
Appliances	Electric Stove, Refrigerator, Washer/Dryer, Central Air Conditioner
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room

### **Exterior**

Roof	Metal
Construction	Metal Siding
Foundation	Piling(s)

### **Additional Information**

Date Listed	January 25th, 2025
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Days on Market      82

**Listing Details**

Listing Office              Stonemere Real Estate Solutions

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