

# \$230,000 - 23, 99 Arbour Lake Road Nw, Calgary

MLS® #A2210987

## \$230,000

3 Bedroom, 2.00 Bathroom, 1,153 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

Double Wide Mobile Home siding on green space. Central Air A must to see. This home is siding onto a green space in Watergrove Mobile Park. This home has a large Living Room (17' x 11') with a freestanding gas fireplace. Living room as solar glazed windows. Kitchen has Fridge, Stove Microwave, Dishwasher, with a breakfast nook, Dining Room with built in China Cabinet, 3 Large bedrooms, 3 pc main Bathroom with walk in shower, Large Master bedroom with 2 pc ensuite bathroom and Walk in Closet. Laundry Room with washer and dryer. Covered carport, Paved driveway and handicapped ramp entrance. Closed in porch. 16 x 8 deck Rear Shed is 10 x 10.

Built in 1976

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2210987  |
| Price          | \$230,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,153     |
| Acres          | 0.00      |
| Year Built     | 1976      |
| Type           | Mobile    |
| Sub-Type       | Mobile    |



|        |                         |
|--------|-------------------------|
| Style  | Double Wide Mobile Home |
| Status | Active                  |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 23, 99 Arbour Lake Road Nw |
| Subdivision | Arbour Lake                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3G4E4                     |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Utilities      | Cable Available, Electricity Connected, Garbage Collection, Sewer Connected |
| Parking Spaces | 2                                                                           |
| Parking        | Front Drive, Covered, Carport                                               |
| Has Pool       | Yes                                                                         |

### Interior

|                   |                                                                                        |
|-------------------|----------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Freezer, Range Hood, Washer |
| Heating           | Forced Air, Natural Gas, Fireplace(s)                                                  |
| Cooling           | None                                                                                   |
| Fireplace         | Yes                                                                                    |
| # of Fireplaces   | 1                                                                                      |
| Fireplaces        | Gas, Living Room, Free Standing                                                        |

### Exterior

|            |                 |
|------------|-----------------|
| Roof       | Asphalt Shingle |
| Foundation | Piling(s)       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 15th, 2025 |
| Days on Market | 15               |

### Listing Details

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

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