

# \$140,000 - 272, 99 Arbour Lake Road Nw, Calgary

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MLS® #A2243532

**\$140,000**

2 Bedroom, 1.00 Bathroom, 1,160 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

2 Bedrooms, One Bathroom, Plus a heated insulated Sun Room, 5 pc bathroom with door to master bedroom and comes with a separate shower. Comes with Stove , Fridge, Microwave in kitchen. Large Living Room comes with a Gas Fireplace, Laundry Room off hall , Shingles were replaced about 5 years ago. Comes with upgraded blinds and all window coverings. Laminate flooring Newer windows. . Covered Carport , Shed (8 x 8) at the rear .Furance is 5 years old, . Good size private yard. 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 \$855 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 1979

## Essential Information

MLS® #                      A2243532

Price                        \$140,000

Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,160
Acres	0.00
Year Built	1979
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	272, 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, High Speed Internet Available, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Asphalt, Carport
Has Pool	Yes

### Interior

Appliances	Electric Stove, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

### Exterior

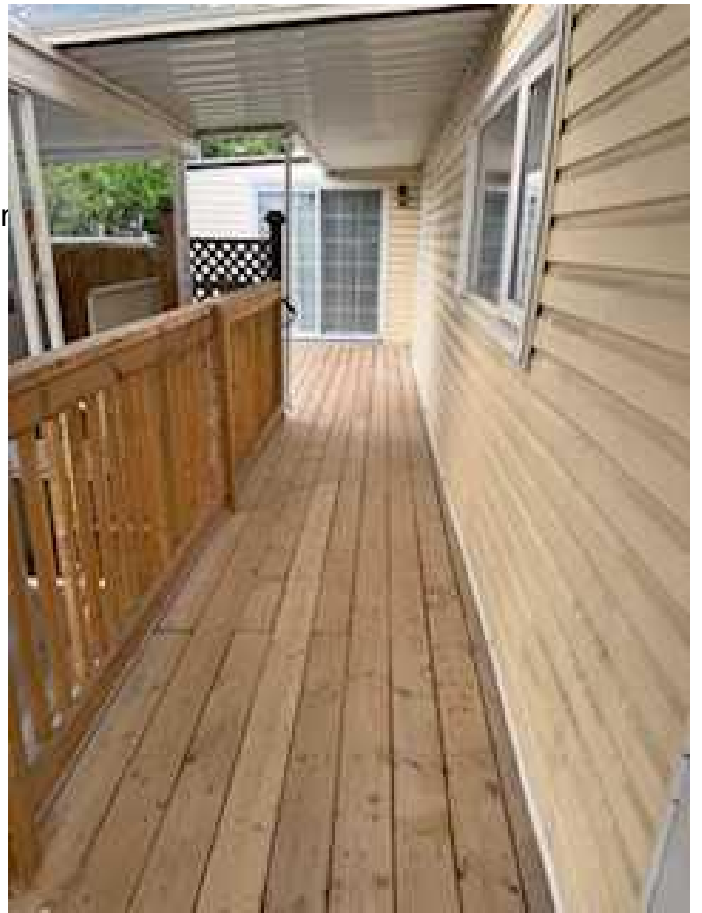
Exterior Features	Private Yard, Storage
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Piling(s)

## Additional Information

Date Listed August 4th, 2025

## Listing Details

Listing Office Stonemere Real Estate Solutions



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