

# \$198,000 - 186, 99 Arbour Lake Road Nw, Calgary

MLS® #A2228403

**\$198,000**

2 Bedroom, 2.00 Bathroom, 1,151 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

**\*\* Price reduced!!\*\*** Welcome to the community of Watergrove! a 45+ community situated in the northwest neighbourhood of Arbour Lake. This Double Wide mobile home is situated on one of the best cul de sacs in the community! Bright open concept this home boasts 2 bedrooms and 2 full bathrooms, A large open living room, spacious kitchen, Great dining room for entertainment, family room for entertaining, Air Conditioning, covered porch, plenty of storage, Backyard Shed. This unit is very unique in the fact that it has 3 parking spaces with a covered carport! Best of all is the Club House! You will have Access to the inviting recreation centre with game rooms, hobby rooms, outdoor pool & indoor hot tub.! Watergrove is located close to the shopping centres of Crowfoot Village, Plenty of restaurants, theatres & more...LRT and other public transportation is just steps away! Call your fav realtor to book a showing today!

Built in 1979

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2228403  |
| Price          | \$198,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,151     |



|            |                         |
|------------|-------------------------|
| Acres      | 0.00                    |
| Year Built | 1979                    |
| Type       | Mobile                  |
| Sub-Type   | Mobile                  |
| Style      | Double Wide Mobile Home |
| Status     | Active                  |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 186, 99 Arbour Lake Road Nw |
| Subdivision | Arbour Lake                 |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G4E4                      |

### Amenities

|                |                   |
|----------------|-------------------|
| Parking Spaces | 3                 |
| Parking        | Carport, Driveway |

### Interior

|            |                                                                                                                  |
|------------|------------------------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher, Electric Stove, Microwave, Refrigerator, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings |
| Heating    | Forced Air, Natural Gas                                                                                          |

### Exterior

|      |         |
|------|---------|
| Roof | Asphalt |
|------|---------|

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 63             |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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