

# \$195,000 - 125, 99 Arbour Lake Road Nw, Calgary

MLS® #A2249263

**\$195,000**

3 Bedroom, 2.00 Bathroom, 1,121 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

Public Remarks: Regent Mobile Home ( 16 x 70) in the Watergrove Mobile Home Park. in a quiet Cul d Sac. Home has been well maintained. This home is move in ready. 3 Large bedrooms, 4 pc main bath. Large Master bedroom with a 4 pc ensuite bathroom, ensuite includes a jetted soaker tub. Large Kitchen. Comes with Stove , Fridge, Dishwasher, Washer and Dryer. Good sized Dining Room, Large Living Room, Laundry Room off Kitchen. Comes with upgraded blinds and all window coverings. Laminate flooring . Covered Carport , Shed (10 x 9.6) and storage box 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 \$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 1985



## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2249263                |
| Price          | \$195,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,121                   |
| Acres          | 0.00                    |
| Year Built     | 1985                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

## Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 125, 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        | Asphalt, Carport                                                                                                                                   |
| Has Pool       | Yes                                                                                                                                                |

## Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home                                                                            |
| Appliances        | Dishwasher, Electric Stove, Gas Water Heater, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                    |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard, Storage |
| Roof              | Asphalt Shingle       |

|              |              |
|--------------|--------------|
| Construction | Vinyl Siding |
| Foundation   | Piling(s)    |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 17th, 2025 |
| Days on Market | 9                 |

### **Listing Details**

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

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