

\$219,000 - 197, 99 Arbour Lake Road Nw, Calgary

MLS® #A2210706

\$219,000

3 Bedroom, 2.00 Bathroom, 1,089 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

1992 Regent Home Systems Mobile Home

This must see charming 3-bedroom,

2-bathroom home is in the Watergrove

This well-kept property boasts three good size bedrooms, two full bathrooms, a large living room area with open concept kitchen that has plenty of space for family and guests. It has been confirmed that a carport can be built on the driveway

Main bathroom is a 4 pc

Master bedroom

- 4-piece bathroom with Soaker Tub
- Walk in closet
- Large bedroom
- Ceiling Fan

Living room

- Electric Fireplace
- Ceiling Fan

Kitchen

- Fridge, Stove, Dishwasher, Microwave
- lots of kitchen cabinets
- Skylight "flashing redone 2024

Laundry Room

- Front Washer and Dryer

Includes all window coverings

Paved parking pad

Large lot

More info

Siding and skirting have been replaced

Good Sized Shed

Roof Shingles replaced Sept 2024

Hot water replaced 2018.

Furnace replaced 2009.

Maytag Washing machine replaced 2021.



Maytag Dryer replaced 2023
Chimney replaced 2021
Living room and Kitchen windows replaced
2020
Microwave 2024
Stove and Hood Fan 2014
Ceiling Fans replaced in 2011

All buyers and residents must be 45 years of
age or older. Dogs must be approved by Park .
dogs must be under 15 inch tall

Built in 1992

Essential Information

MLS® #	A2210706
Price	\$219,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,089
Acres	0.00
Year Built	1992
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

Community Information

Address	197, 99 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G4E4

Amenities

Amenities	Clubhouse, Fitness Center, Park, Recreation Facilities, Snow Removal,
-----------	---

	Trash, Visitor Parking, Outdoor Pool
Utilities	Cable Connected, Electricity Connected, Garbage Collection, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Parking Pad, Paved
Has Pool	Yes

Interior

Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Range
Heating	Forced Air, Electric
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Electric, Living Room

Exterior

Exterior Features	Storage
Lot Description	Back Yard, Landscaped, Lawn, Paved
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

Additional Information

Date Listed	April 12th, 2025
Days on Market	16

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.