

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

### Interior

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

### 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	22

### Listing Details

Listing Office	Stonemere Real Estate Solutions
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