

\$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 | 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 | 31 |

Listing Details

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

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