

# \$140,000 - 166, 99 Arbour Lake Road Nw, Calgary

MLS® #A2226901

**\$140,000**

2 Bedroom, 2.00 Bathroom, 1,018 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

**MOUNTAIN VIEWS, SPACE TO BREATHE,  
AND A PRICE THAT WORKS!**

Looking for a cozy home that actually fits your budget? This charming corner-lot gem in the 45+ Watergrove Park might be exactly what you™ve been searching for. Tucked among mature trees with a peaceful mountain view, this spacious 2-bedroom home is perfect if you™re ready to stop renting™or just want to simplify without giving up comfort.

Originally a 3-bedroom, it™s been converted to offer two generous bedrooms (hello, walk-in closet potential!) and wide open living spaces. Light floods the front-facing living room, with big windows and a layout that flows easily into the eat-in kitchen and separate dining room™ideal for hosting friends.

Out back? A covered deck that™s made for morning coffee or private evening BBQs with a mountain backdrop. You also get a covered front entrance™because no one likes standing in the rain with groceries.

Bonus features include:

2-piece ensuite off the primary bedroom

Large laundry room

Almost-new gas furnace



Plenty of storage

And the best part? Lot rent is just \$855/month (includes water, sewer, recycling, garbage pickup, plus access to a heated pool, hot tub, and community clubhouse).

Homes like this donâ€™t last. Come see it before someone else grabs it!

Built in 1973

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2226901                |
| Price          | \$140,000               |
| Bedrooms       | 2                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 1                       |
| Half Baths     | 1                       |
| Square Footage | 1,018                   |
| Acres          | 0.00                    |
| Year Built     | 1973                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 166, 99 Arbour Lake Road Nw |
| Subdivision | Arbour Lake                 |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 4E4                     |

**Amenities**

|           |                                                                  |
|-----------|------------------------------------------------------------------|
| Amenities | Parking, Clubhouse, Coin Laundry, Fitness Center, Laundry, Party |
|-----------|------------------------------------------------------------------|

|                |                                           |
|----------------|-------------------------------------------|
|                | Room, Recreation Facilities, Snow Removal |
| Parking Spaces | 2                                         |
| Parking        | Parking Pad                               |

### Interior

|            |                                             |
|------------|---------------------------------------------|
| Appliances | Dryer, Electric Stove, Refrigerator, Washer |
| Heating    | Forced Air                                  |

### Exterior

|                 |                                                                                                        |
|-----------------|--------------------------------------------------------------------------------------------------------|
| Lot Description | Back Yard, Close to Clubhouse, Lawn, Near Shopping Center, Street Lighting, Near Public Transit, Views |
| Roof            | Membrane, Metal                                                                                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 67              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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