

\$175,000 - 166, 99 Arbour Lake Road Nw, Calgary

MLS® #A2226901

\$175,000

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	\$175,000
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	Clubhouse, Coin Laundry, Fitness Center, Parking, Party Room,
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	Recreation Facilities, Snow Removal, Laundry
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, Street Lighting, Views, Near Shopping Center, Near Public Transit
Roof	Membrane, Metal

Additional Information

Date Listed	June 11th, 2025
Days on Market	20

Listing Details

Listing Office	CIR Realty
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