

# \$98,700 - 290, 99 Arbour Lake Road Nw, Calgary

MLS® #A2084607

**\$98,700**

2 Bedroom, 1.00 Bathroom, 896 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

IMMEDIATE POSSESSION POSSIBLE at this Great Little 2 bedroom 1 bathroom home for individual or even for a couple. This home has been well kept up and maintained so it is move-in ready. This home has received many updates over recent years including new furnace igniter and electronic board in February 2021 into an already newer Coleman furnace, New heat tape underneath the home in February 2021, new bottom blocks and re-levelled in October 2021, new washer and dryer in July 2018, new roof framing, insulation and roll roofing approximately 10 years ago.

Watergrove is a beautiful 45+ community offering a host of amenities including walking paths, green space, club house events, outdoor heated swimming pool, indoor hot tub, & fitness/games room with 2 pool tables, all located nearby Shopping, LRT, Crowchild & Stoney Trails & Hwy 1.

Please note that this home is located on rented land at \$775. per month. This rent includes all water, sewer, recycling, garbage pickup and clubhouse amenities. Also note that all occupants at this location must be 45 years of age or older.

Built in 1973

## Essential Information

MLS® #

A2084607



|                |                         |
|----------------|-------------------------|
| Price          | \$98,700                |
| Sold Price     | \$95,000                |
| Bedrooms       | 2                       |
| Bathrooms      | 1.00                    |
| Full Baths     | 1                       |
| Square Footage | 896                     |
| Acres          | 0.00                    |
| Year Built     | 1973                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Sold                    |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 290, 99 Arbour Lake Road Nw |
| Subdivision | Arbour Lake                 |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 4E4                     |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 2                                                     |
| Parking        | Carport, Covered, Driveway, Off Street, Paved, Tandem |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Laminate Counters                                                            |
| Appliances        | Electric Range, Electric Water Heater, Microwave, Refrigerator, Washer/Dryer |
| Heating           | Central, Mid Efficiency, Forced Air, Natural Gas                             |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior Features | None                |
| Roof              | Other               |
| Construction      | Mixed, Vinyl Siding |
| Foundation        | None, Wood          |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | October 3rd, 2023 |
|-------------|-------------------|

|                |                    |
|----------------|--------------------|
| Date Sold      | October 24th, 2023 |
| Days on Market | 21                 |
| HOA Fees       | 0.00               |

## **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX REAL ESTATE (MOUNTAIN VIEW) |
|----------------|------------------------------------|

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