

\$149,900 - 140, 99 Arbour Lake Road Nw, Calgary

MLS® #A2146736

\$149,900

2 Bedroom, 1.00 Bathroom, 1,056 sqft

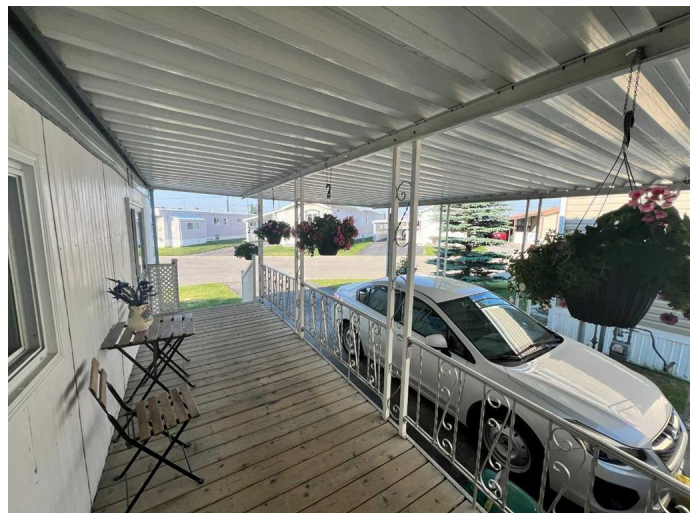
Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

OPEN HOUSE SATURDAY JULY 20, 2024

FROM 2:00 TO 4:00 PM. DON'T MISS IT!!

Spacious bright sunny south facing well maintained home with lots of natural light coming through the recently renewed vinyl windows. Wide open concept living room to the front of this home is open to bright kitchen, great bonus room for those family gatherings is next to the kitchen and gives a very spacious entrance. Behind the bonus room you get a spacious pantry & storage room which is great for canned goods and extra storage. Excellent covered deck so you can get out of your car in the carport and enter the home without getting wet during rains. If you are looking for a well cared for clean bright home, don't miss taking a look at this well priced home. Some of the more recent updates include; Newer furnace in 2009, vinyl windows also new in 2009, new fridge and washer in 2010, plus new roll roofing in 2024 to keep you fully dry inside this lovely home. The yearly 2024 taxes to the city at \$512.40 and Lot/Pad rent is \$835. per month which includes all your water, sewer, recycling, garbage pick-up and clubhouse amenities. This is a great home in adult-only (45 plus) community in Watergrove mobile home park in the arbour lake neighbourhood; Within easy walking distance to Crowfoot Businesses as well as the Crowfoot LRT station, most major banks, numerous clinics, excellent grocery stores, auto dealerships, liquor stores, health food stores, crowfoot cinema, and Rona Home



Improvement Center. Also within walking to Tim Hortons, A&W, McDonaldâ€™s, Subway, and more than 30 other eating places. Here you also have easy access to get out of the city fast by way of Crowfoot Trail, Stoney Trail, and the Trans Canada Highway.

Built in 1973

Essential Information

MLS® #	A2146736
Price	\$149,900
Sold Price	\$155,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,056
Acres	0.00
Year Built	1973
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Sold

Community Information

Address	140, 99 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4E4

Amenities

Amenities	Clubhouse, Fitness Center, Laundry, Outdoor Pool, Party Room, RV/Boat Storage, Sauna, Visitor Parking
Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, High Speed Internet Available, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Carport, Tandem

Interior

Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Mid Efficiency, Forced Air, Natural Gas
Cooling	Other

Exterior

Lot Description	Corner Lot, Landscaped, Level, Near Golf Course
Roof	Rolled/Hot Mop
Construction	Metal Siding, See Remarks, Vinyl Siding
Foundation	Wood

Additional Information

Date Listed	July 19th, 2024
Date Sold	July 26th, 2024
Days on Market	7
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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