

# \$249,900 - 92, 99 Arbour Lake Road Nw, Calgary

MLS® #A2160399

**\$249,900**

3 Bedroom, 2.00 Bathroom, 1,216 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

"AND THEN THERE WAS ONE." Only one home currently for sale in this GREAT COMMUNITY! Excellent newer spacious 3 bedroom, 2 bathroom home with open concept, cathedral ceiling in Living room, kitchen and dining areas. Very bright double skylight over the double sink brings in plenty of natural light into the main living area, pantry, spacious laundry room at rear entrance, This home was built in 2011, is clean, almost vacant and ready for you to take possession and move in quickly. If you are interested in this excellent buy close to the clubhouse, donâ€™t wait till someone else makes a move on it, ACT NOW!!

Watergrove mobile home park is a great adult only community with outdoor heated swimming pool, indoor hot tub & sauna as well as a library, games room, exercise room, party room and more. All water, sewer, recycling, garbage pickup, and clubhouse amenities are included for the monthly lot rent of \$825. All this at a fantastic location in Arbour Lake neighbourhood next to the Crowfoot Business Center. From this park you can easily walk to many great businesses such as clinics, theatre, banks, grocery stores, car dealers, over 30 eating places, crowfoot LRT station, and much, much more. When you want to get away, itâ€™s got easy access to the Crowfoot Trail as well as Stoney Trail from where itâ€™s easy to head North, West, or East on major thoroughfares.



Built in 2011

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2160399                |
| Price          | \$249,900               |
| Sold Price     | \$240,000               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,216                   |
| Acres          | 0.00                    |
| Year Built     | 2011                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Sold                    |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 92, 99 Arbour Lake Road Nw |
| Subdivision | Arbour Lake                |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3G 4E4                    |

## Amenities

|                |                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Clubhouse, Laundry, Outdoor Pool, Party Room, RV/Boat Storage, Spa/Hot Tub, Visitor Parking                                   |
| Utilities      | Cable Internet Access, Cable Connected, Electricity Connected, Natural Gas Connected, Fiber Optics Available, Water Connected |
| Parking Spaces | 2                                                                                                                             |
| Parking        | Driveway, Off Street, Parking Pad, Paved                                                                                      |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Pantry, Skylight(s), Soaking Tub                                                              |
| Appliances        | Dishwasher, Dryer, Electric Range, Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | High Efficiency, Natural Gas                                                                  |
| Cooling           | None                                                                                          |

**Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | None                              |
| Lot Description   | Close to Clubhouse, Irregular Lot |
| Roof              | Asphalt Shingle                   |
| Construction      | Vinyl Siding, Wood Frame          |
| Foundation        | None, Wood                        |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | August 28th, 2024   |
| Date Sold      | September 6th, 2024 |
| Days on Market | 9                   |
| HOA Fees       | 0.00                |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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