

# \$129,900 - 245, 99 Arbour Lake Road Nw, Calgary

MLS® #A2163870

**\$129,900**

3 Bedroom, 1.00 Bathroom, 1,274 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

Mobile Home in the Watergrove Mobile Home Park. in a quiet cul d sac, close to green space, Home is in need of some renos but is very livable. 3 bedrooms, Large, Dining Room, Kitchen and Living Room with Wood Fireplace, Laundry Room off Bathroom , 1 Bathroom, Mud Room Covered Carport with deck. Shed at the rear, Good size yard This mobile home park is situated in Watergrove Mobile home park in Arbour lake. This park is a 45+ park. Pets need approval from Park and must be 15 inches to the hip or less. Close to all amenities. The monthly lot rent of \$825 includes water, sewer, recycling, garbage pickup, plus all clubhouse amenities. These amenities include outdoor heated swimming pool, indoor hot tub, sauna, billiards/games room, library and more! Easy access to the Arbour Lake LRT, many Crowfoot businesses, clinics, restaurants, grocery stores, and much much more! Easy access to Stoney Trail.

Built in 1983

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2163870  |
| Price          | \$129,900 |
| Sold Price     | \$100,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,274     |



|            |                         |
|------------|-------------------------|
| Acres      | 0.00                    |
| Year Built | 1983                    |
| Type       | Mobile                  |
| Sub-Type   | Mobile                  |
| Style      | Single Wide Mobile Home |
| Status     | Sold                    |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 245, 99 Arbour Lake Road Nw |
| Subdivision | Arbour Lake                 |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 4E4                     |

### **Amenities**

|                |                           |
|----------------|---------------------------|
| Parking Spaces | 3                         |
| Parking        | Attached Carport, Carport |

### **Interior**

|            |  |
|------------|--|
| Appliances | Dishwasher, Dryer, Electric Range, Electric Water Heater, Range Hood, Refrigerator, Window Coverings |
| Heating    | Forced Air, Natural Gas  |
| Cooling    | None   |
| Fireplaces | Living Room  |

### **Exterior**

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Roof              | Asphalt Shingle |
| Construction      | Aluminum Siding |
| Foundation        | See Remarks     |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 7th, 2024 |
| Date Sold      | October 3rd, 2024   |
| Days on Market | 26                  |
| HOA Fees       | 0.00                |

### **Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Stonemere Real Estate Solutions |
|----------------|---------------------------------|

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