

166, 99 Arbour Lake Road NW  
Calgary, Alberta

MLS # A2226901



## \$175,000

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,018 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Close to Clubhouse, Lawn, Near Public Transit, Near Shopping C		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	-	<b>Zoning:</b>	-
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Shed

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 don't last. Come see it before someone else grabs it!