

# \$175,000 - 166, 99 Arbour Lake Road Nw, Calgary

MLS® #A2226901

**\$175,000**

2 Bedroom, 2.00 Bathroom, 1,018 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

**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 youâ€™ve been searching for. Tucked among mature trees with a peaceful mountain view, this spacious 2-bedroom home is perfect if youâ€™re ready to stop rentingâ€™or just want to simplify without giving up comfort.

Originally a 3-bedroom, itâ€™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 roomâ€™ideal for hosting friends.

Out back? A covered deck thatâ€™s made for morning coffee or private evening BBQs with a mountain backdrop. You also get a covered front entranceâ€™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 donâ€™t last. Come see it before someone else grabs it!

Built in 1973

**Essential Information**

MLS® #	A2226901
Price	\$175,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,018
Acres	0.00
Year Built	1973
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

**Community Information**

Address	166, 99 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4E4

**Amenities**

Amenities	Clubhouse, Coin Laundry, Fitness Center, Laundry, Parking, Party
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	Room, Recreation Facilities, Snow Removal
Parking Spaces	2
Parking	Parking Pad

### **Interior**

Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air

### **Exterior**

Lot Description	Back Yard, Close to Clubhouse, Lawn, Near Public Transit, Near Shopping Center, Street Lighting, Views
Roof	Membrane, Metal

### **Additional Information**

Date Listed	June 11th, 2025
Days on Market	8

### **Listing Details**

Listing Office	CIR Realty
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