

\$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 don'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, Fitness Center, Laundry, Parking, Party Room, Recreation |
|-----------|---|

| | |
|----------------|--|
| | Facilities, Snow Removal, Coin Laundry |
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

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

Exterior

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 11th, 2025 |
| Days on Market | 51 |

Listing Details

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|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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