

# \$140,000 - 166, 99 Arbour Lake Road Nw, Calgary

MLS® #A2226901

**\$140,000**

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          | \$140,000               |
| 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 | Parking, Clubhouse, Coin Laundry, Fitness Center, Laundry, Party |
|-----------|------------------------------------------------------------------|

|                |                                           |
|----------------|-------------------------------------------|
|                | 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 Shopping Center, Street Lighting, Near Public Transit, Views |
| Roof            | Membrane, Metal                                                                                        |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 62              |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.