



THE A-TEAM

RE/MAX FIRST

99 ARBOUR LAKE Road #259, Calgary T3G4E4

MLS® #: A2169462 Area: Arbour Lake Listing Date: 10/03/24 List Price: \$229,900
Status: Active County: Calgary Change: -\$30k, 19-Nov Association: Fort McMurray



General Information

Prop Type: Mobile
Sub Type: Mobile
City/Town: Calgary
Year Built: 1996

Finished Floor Area

Abv Sqft: 1,212
Low Sqft:
Ttl Sqft: 1,212

DOM

121
Layout
Beds: 3 (3)
Baths: 2.0 (2 0)
Style: Single Wide Mobile Home

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: 2
Garage Sz:

Access:
Lot Feat:
Park Feat: Attached Carport

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: Private Yard
Construction:
Flooring: Carpet, Laminate
Water Source:
Fnd/Bsmt:
Kitchen Appl: Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer, Window Coverings
Int Feat: Vinyl Windows, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Bedroom (11'5" x 9'3"), Bedroom - Primary (12'5" x 14'8"), 4pc Ensuite bath (6'2" x 9'0"), Living Room (16'2" x 14'8"), Bedroom (7'8" x 9'0"), 4pc Bathroom (7'10" x 4'11"), Kitchen (19'6" x 7'4").

Legal/Tax/Financial

Title:
Legal Desc:
Zoning:
Remarks:

Pub Rmks: **This well maintained spacious 3 bedroom, 2 bathroom home with a total of 1280 sq ft offers an open concept which features a large kitchen with pantry and plenty of counter space. The enclosed porch has plenty of storage space and is a walk through to the patio and private back yard. The carport offers tandem parking for 2 vehicles. The master bedroom is at the back of this well laid out home and has a walk in closet and full ensuite. The roof was done in 2018/19, Newer hot water tank, fridge and washer/dryer. This home is ready for you to move in before Christmas. Watergrove mobile home park is a great 45+ community with outdoor heated swimming pool, indoor hot tub & sauna as well as a library, games room, exercise room, party room and more. All water, sewer, recycling, garbage pickup, and clubhouse amenities are included for the monthly lot rent of \$840. Situated in Arbour Lake you are close to all amenities and LRT, with easy access to major thoroughfares**

Inclusions: **Shed**  
Property Listed By: **First Place Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







