

# \$79,000 - #207 99 Arbour Lake Rd Nw, Calgary

MLS® #C4271530

## \$79,000

3 Bedroom, 2.00 Bathroom, 1,152 sqft  
Mobile on 0 Acres

Arbour Lake, Calgary, Alberta

FOR UNDER \$80,000. & QUICK POSSESSION!! Here you get a 1985 single wide mobile home with 3 bedrooms, master bedroom access to main bath which comes with a 4 foot shower, 2nd and third bedrooms have Jack & Jill access to half bath which is located between these 2 bedrooms. The whole inside of this home was painted in September 2019, all appliances water heater and central air conditioning unit are all under 5 years old. The furnace and some of the flooring is original so you get a chance to choose when and with what you want to update these. The roof shingles and vinyl siding installed new just 3 years ago, most windows have recently been replaced with new vinyl windows. Great carport has plenty of room for 2 over-size cars, and wood deck is tucked away in private area between carport and storage shed. 2019 taxes to the city were \$499.05 and the pad/lot rent is \$725. All in the best adult only mobile home park in Arbour Lake, known as Watergrove. This is a 45 plus community, an active neighbourhood within easy walking to Crowfoot LRT as well as all kinds of Crowfoot businesses.

Built in 1985

## Essential Information

MLS® #	C4271530
Price	\$79,000



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,152
Acres	0.00
Year Built	1985
Type	Mobile
Sub-Type	Single Wide
Style	Single Wide Mobile Home
Status	Active

### **Community Information**

Address	#207 99 Arbour Lake Rd Nw
Area	Calgary
Subdivision	Arbour Lake
City	Calgary
Province	Alberta
Postal Code	T3G 4E4

### **Amenities**

Amenities	Club House, Exercise Room, Laundry Facility, Party Room, Pool-Outdoor, R.V. Storage, Sauna, Visitor Parking
Features	Air Conditioning-Central, Deck, Vaulted Ceiling, Vinyl Windows
Parking Spaces	2
Parking	Double Carport, Tandem

### **Interior**

Heating	Natural Gas, Forced Air-1
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### **Exterior**

Exterior	Vinyl
Exterior Features	Flat Site, Golf Nearby, Landscaped, No Back Lane, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood Frame

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE (MOUNTAIN VIEW)
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Listing information last updated on November 22nd, 2019 at 11:15am MST