

245, 99 Arbour Lake Road NW  
Calgary, Alberta

MLS # A2163870



## \$129,900

<b>Division:</b>	Arbour Lake		
<b>Type:</b>	Mobile/Manufactured House		
<b>Style:</b>	Single Wide Mobile Home		
<b>Size:</b>	1,274 sq.ft.	<b>Age:</b>	1983 (41 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Attached Carport, Carport		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding	<b>Zoning:</b>	-
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	-		

**Inclusions:** Shed, All furniture

Mobile Home in the Watergrove Mobile Home Park. in a quiet cul d sac, close to green space, Home is in need of some renos but is very livable. 3 bedrooms, Large, Dining Room, Kitchen and Living Room with Wood Fireplace, Laundry Room off Bathroom, 1 Bathroom, Mud Room Covered Carport with deck. Shed at the rear, Good size yard This mobile home park is situated in Watergrove Mobile home park in Arbour lake. This park is a 45+ park. Pets need approval from Park and must be 15 inches to the hip or less. Close to all amenities. The monthly lot rent of \$825 includes water, sewer, recycling, garbage pickup, plus all clubhouse amenities. These amenities include outdoor heated swimming pool, indoor hot tub, sauna, billiards/games room, library and more! Easy access to the Arbour Lake LRT, many Crowfoot businesses, clinics, restaurants, grocery stores, and much much more! Easy access to Stoney Trail.