

# \$199,900 - 106, 99 Arbour Lake Road Nw, Calgary

MLS® #A2257665

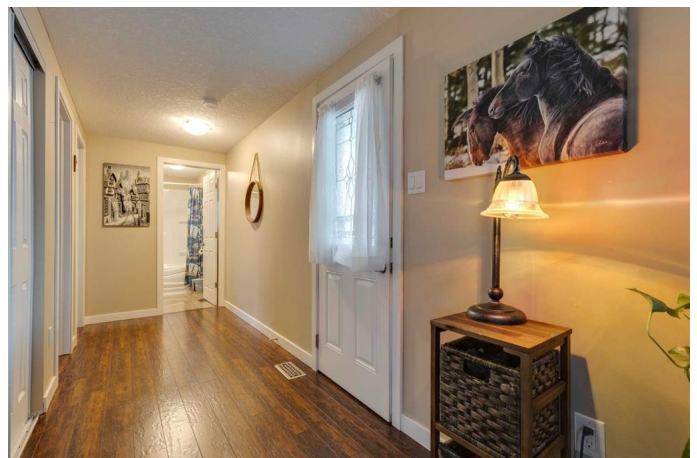
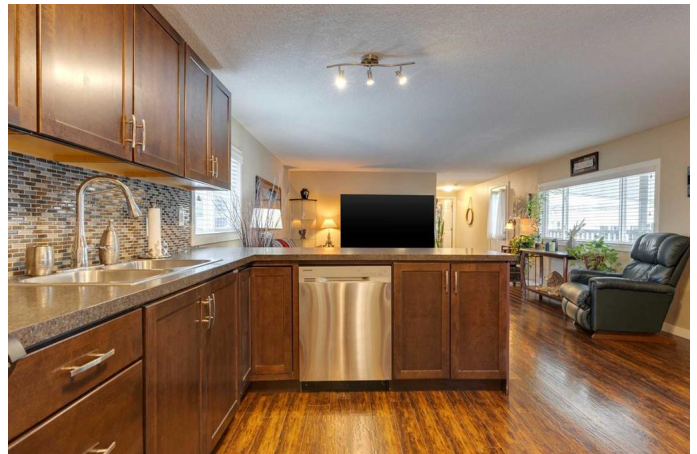
**\$199,900**

3 Bedroom, 2.00 Bathroom, 1,095 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

This #106 99 Arbour Lake Road in the Watergate of Arbour Lake. This is just an incredible manufactured home community that is clean, vibrant, and just idyllic. The park is extremely well run and includes a ton of amenities. The outdoor pool, dry sauna, and indoor hot tub are highlights of the clubhouse that also includes a banquet hall, library, exercise room equipped with weights and cardio equipment, a TV room, a Lending Library with a varied selection of paperback novels, DVD™s and puzzles, a games room with billiards tables, shuffle board tables and dart boards; a laundry room with coin operated machines. #106 is in the perfect spot. First, it's on a south backing space, so it backs onto the path system that leads directly to the clubhouse. Next, the interior renovations are a pleasant surprise. An updated kitchen with hard surface flooring that stretches through out the open living and dining area are fantastic. The secondary bedrooms are at the front of the home, while the primary is at the back overlooking the yard and green space. Not only is there great separation from the other bedrooms, but there is also a full ensuite which is rare for a mobile home. In unit laundry, a covered carport, and an included garden shed all add to the package. Numerous mechanical upgrades have been completed over the past few years as well, which you can see in the extra links below. Also included in those links are our floor plans, full measurements, details on the community and clubhouse, as well as



our 360 tour.

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | A2257665                |
| Price          | \$199,900               |
| Bedrooms       | 3                       |
| Bathrooms      | 2.00                    |
| Full Baths     | 2                       |
| Square Footage | 1,095                   |
| Acres          | 0.00                    |
| Type           | Mobile                  |
| Sub-Type       | Mobile                  |
| Style          | Single Wide Mobile Home |
| Status         | Active                  |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 106, 99 Arbour Lake Road Nw |
| Subdivision | Arbour Lake                 |
| City        | Calgary                     |
| County      | Calgary                     |
| Province    | Alberta                     |
| Postal Code | T3G 4E4                     |

**Amenities**

|                |                                                                                                                                            |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Cable Connected, Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected, Cable Internet Access |
| Parking Spaces | 1                                                                                                                                          |
| Parking        | Covered, Attached Carport                                                                                                                  |

**Interior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, Open Floorplan                              |
| Appliances        | Dishwasher, Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |

**Exterior**

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Other                                                        |
| Lot Description   | Backs on to Park/Green Space, Close to Clubhouse, Landscaped |
| Roof              | Asphalt Shingle                                              |
| Construction      | Vinyl Siding                                                 |
| Foundation        | Block                                                        |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 59                   |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp 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.