



**GRASSROOTS**  
REALTY GROUP

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166, 99 Arbour Lake Road NW  
Calgary, Alberta

MLS # A2226901



**\$140,000**

Division:	Arbour Lake		
Type:	Mobile/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,018 sq.ft.	Age:	1973 (52 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard, Close to Clubhouse, Lawn, Near Public Transit, Near Shopping C		

Heating:	Forced Air
Floors:	Laminate
Roof:	Membrane, Metal
Basement:	-
Exterior:	-
Foundation:	-
Features:	-

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	-
Utilities:	-

Inclusions: Shed

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 you've been searching for. Tucked among mature trees with a peaceful mountain view, this spacious 2-bedroom home is perfect if you're ready to stop renting—or just want to simplify without giving up comfort. Originally a 3-bedroom, it'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 room—ideal for hosting friends. Out back? A covered deck that's made for morning coffee or private evening BBQs with a mountain backdrop. You also get a covered front entrance—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 don't last. Come see it before someone else grabs it!