

# \$189,000 - 166, 99 Arbour Lake Road Nw, Calgary

---

MLS® #A2188340

**\$189,000**

2 Bedroom, 2.00 Bathroom, 1,018 sqft

Mobile on 0.00 Acres

Arbour Lake, Calgary, Alberta

**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 might be exactly what youâ€™ve been searching for. Tucked among mature trees with a peaceful mountain view, this spacious 2-bedroom home is perfect if youâ€™re ready to stop rentingâ€”or just want to simplify without giving up comfort.

Originally a 3-bedroom, itâ€™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 roomâ€”ideal for hosting friends.

Out back? A covered deck thatâ€™s made for morning coffee or private evening BBQs with a mountain backdrop. You also get a covered front entranceâ€”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 donâ€™t last. Come see it before someone else grabs it!

Built in 1973

### Essential Information

MLS® #	A2188340
Price	\$189,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,018
Acres	0.00
Year Built	1973
Type	Mobile
Sub-Type	Mobile
Style	Single Wide Mobile Home
Status	Active

### Community Information

Address	166, 99 Arbour Lake Road Nw
Subdivision	Arbour Lake
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 4E4

### Amenities

Amenities	Clubhouse, Coin Laundry, Fitness Center, Laundry, Parking, Party
-----------	--

	Room, Recreation Facilities, Snow Removal
Parking Spaces	2
Parking	Parking Pad

### Interior

Appliances	Electric Stove, Refrigerator, Dryer, Washer
Heating	Forced Air

### Exterior

Lot Description	Back Yard, Lawn, Close to Clubhouse, Near Shopping Center, Street Lighting, Near Public Transit, Views
Roof	Membrane, Metal

### Additional Information

Date Listed	May 1st, 2025
Days on Market	23

### Listing Details

Listing Office	CIR 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.