

166, 99 Arbour Lake Road NW

Calgary, Alberta

MLS # A2188340



\$189,000

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Membrane, Metal	Condo Fee:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	-
Foundation:	-	Utilities:	-
Features:	-		
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 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!