

# \$449,900 - 15a Arlington Bay Se, Calgary

MLS® #A2261911

**\$449,900**

2 Bedroom, 2.00 Bathroom, 506 sqft

Residential on 0.11 Acres

Acadia, Calgary, Alberta

Affordable, Stylish & Move-In Ready â€” with No Condo Fees!

Discover the perfect combination of modern updates, everyday comfort, and exceptional value in this fully renovated 2-bedroom, 1.5-bathroom half-duplex â€” all without the added cost of condo fees.

Step inside to a bright, open-concept main floor featuring brand-new flooring, fresh paint throughout, and a beautifully redesigned kitchen and bathrooms. Abundant natural light creates a warm and inviting space, ideal for both relaxing and entertaining.

The lower level offers two generously sized bedrooms, a convenient half bath, laundry area, and ample storage â€” all thoughtfully laid out for functionality and comfort.

Outside, you'll be impressed by the expansive pie-shaped lot, offering remarkable privacy and endless potential. Whether you envision a tranquil garden retreat, a play area for children and pets, or an entertainerâ€™s backyard, this outdoor space delivers. Enjoy summer barbecues, evening gatherings, and the freedom of owning your own land.

Nestled in a quiet, family-friendly cul-de-sac, this hidden gem is just minutes from parks, schools, shopping, and public transit. Itâ€™s a rare opportunity to own a beautifully updated home in a desirable location â€” all for under \$500,000.

Why pay condo fees when you can have space, style, and freedom â€” for less? Book your private showing today and experience the



value firsthand

Built in 1972

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2261911               |
| Price          | \$449,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 506                    |
| Acres          | 0.11                   |
| Year Built     | 1972                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bi-Level |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 15a Arlington Bay Se |
| Subdivision | Acadia               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2H2B2               |

### Amenities

|                |       |
|----------------|-------|
| Parking Spaces | 2     |
| Parking        | Stall |

### Interior

|                   |                                             |
|-------------------|---------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Storage    |
| Appliances        | Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                  |
| Cooling           | None                                        |
| Has Basement      | Yes                                         |
| Basement          | Full                                        |

**Exterior**

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Balcony, Garden, Storage                            |
| Lot Description   | Back Lane, Cul-De-Sac, Garden, No Neighbours Behind |
| Roof              | Asphalt Shingle                                     |
| Construction      | Wood Siding                                         |
| Foundation        | Poured Concrete                                     |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 27                |
| Zoning         | rc-2              |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Boutique Real Estate Group Inc. |
|----------------|---------------------------------|

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