REALTY ACES
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GRASSROOTS
REALTY GROUP

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15A Arlington Bay SE
Calgary, Alberta

MLS # A2261911

$449,900

Division:	Acadia
Type:	Residential/Duplex
Style:	Attached-Side by Side, Bi-Level
Size:	506 sq.ft.
Age:	1972 (53 yrs old)
Beds:	2
Baths:	1 full / 1 half
Garage:	Stall
Lot Size:	0.11 Acre
Lot Feat:	Back Lane, Cul-De-Sac, Garden, No Neighbours Behind

Heating:	Forced Air	**Water:**	-
Floors:	Ceramic Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Siding	**Zoning:**	rc-2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions:	N/A

Affordable, Stylish & Move-In Ready — 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 — 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 — 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 entertainer’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. It’s a rare opportunity to own a beautifully updated home in a desirable location — all for under $500,000. Why pay condo fees when you can have space, style, and freedom — for less? Book your private showing today and experience the value firsthand