

**636 Arlington Drive SE**  
**Calgary, Alberta**

**MLS # A2292282**



**\$689,900**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,112 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, See Remarks		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Closet Organizers, Quartz Counters, Recessed Lighting, See Remarks, Vinyl Windows		

**Inclusions:** Central Vac and existing components, wall vacuum in laundry room,

Welcome to this beautifully renovated bungalow in the heart of Acadia, offering a modern open floor plan and over 2100 SF of developed living space in one of Calgary's most established and desirable neighborhoods. Fully renovated in 2020, the main floor features a bright open-concept layout with large windows and pot lights throughout, creating a warm and inviting space filled with natural light. The beautifully designed kitchen is perfect for both everyday living and entertaining, showcasing quartz countertops, stainless steel appliances, modern cabinetry, a spacious breakfast bar, and abundant pantry and storage space. The main level offers 2 spacious bedrooms and 2 full bathrooms, highlighted by a huge primary retreat designed for comfort and privacy, complete with a spa-inspired ensuite featuring a large glass walk-in shower — the perfect place to relax and unwind at the end of the day. The fully developed lower level significantly expands the living space, featuring 2 additional bedrooms, a full bathroom, and a massive family / recreation room — perfect for movie nights, a games area, teenagers, guests, or a flexible home office setup. Major upgrades provide both modern comfort and long-term peace of mind, including a high-efficiency furnace and humidifier (2025), new attic insulation (2026), roof shingles approximately five years old, upgraded vinyl windows, and a durable stucco exterior accented with soffit lighting for beautiful evening curb appeal. These upgrades make this home truly move-in ready, allowing you to simply enjoy the space without worrying about major expenses. Outside you'll love the massive backyard and large rear deck, perfect for summer entertaining, gardening, or relaxing evenings. The OVERSIZED heated garage is fully insulated and drywalled with a gas heater, providing an ideal space for

parking, storage, or a workshop, with potential for future EV upgrades if desired. Located in prime Acadia, this home is within walking distance to schools, parks, tennis courts, pools, shopping, and transit, with quick access to Southland Drive, Blackfoot Trail, and Deerfoot Trail for easy commuting. Everyday amenities including Costco, IKEA, and major shopping centres are just minutes away. Known for its mature tree-lined streets, wide lots, and strong community feel, Acadia remains one of Calgary's most desirable established neighborhoods. Quick possession available. Move in and enjoy.