



GRASSROOTS
REALTY GROUP

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**439 Arlington Drive SE
Calgary, Alberta**

MLS # A2250921



\$550,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,058 sq.ft.	Age:	1960 (65 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

Welcome to this 1057 sq ft bungalow in popular Acadia. The house features a covered front porch that is perfect to sit and admire the beautifully treed front yard. The main floor has a huge primary bedroom, a second bedroom, a 4 piece bath, and a dining room open to the very spacious living room with a bay window. The functional kitchen has patio doors leading to the rear deck. The basement is developed with 2 bedrooms non egress windows), laundry area, a 3 piece bath and a large recreation room. Soak up the sun in the west facing back yard that features a 10' x 16' covered deck. You will love the 24'x 26' garage for parking and all your projects and toys. The bark yard is fully fenced has a RV gate and gravel RV pad. Book your showing today!