



GRASSROOTS
REALTY GROUP

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15 Arlington Bay SE
Calgary, Alberta

MLS # A2261411



\$499,900

Division:	Acadia		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	634 sq.ft.	Age:	1972 (53 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Heated Garage, Oversized, Single Garage Attached, Workshop		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, No		

Heating:	Forced Air
Floors:	Ceramic Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Siding
Foundation:	Poured Concrete
Features:	High Ceilings, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RC-2
Utilities:	-

Inclusions: N/A

Affordable, Stylish, and Move-In Ready — Without the Condo Fees! Looking for the perfect blend of value, modern comfort, and private outdoor space? This fully renovated 2-bedroom, 1.5-bathroom half-duplex offers all that — and more — with no condo fees to worry about. Step inside to discover a bright and welcoming interior featuring brand-new flooring, fresh paint, and a beautifully remodelled kitchen and bathrooms. The open-concept main floor is flooded with natural light, creating an ideal space for relaxing or entertaining. A rare 5-piece bathroom on the main level adds convenience and a touch of luxury. Downstairs, you'll find two spacious bedrooms, a convenient half bath, laundry area, and plenty of storage. But the true standout is outside: a massive pie-shaped lot offering exceptional privacy and endless potential. Whether you're dreaming of a backyard oasis, a garden retreat, or a safe space for kids and pets to play — this yard delivers. Enjoy summer BBQs, cozy evenings under the stars, and the freedom of having your own land. Topping it all off is an oversized, heated garage — perfect for extra storage, a workshop, or keeping your vehicle warm through the winter. Tucked away in a quiet, family-friendly cul-de-sac, this hidden gem offers easy access to parks, schools, shopping, and public transit. It's the perfect opportunity to own a beautifully updated home in a great location — all for under \$500K. Why pay condo fees when you can have it all — for less? Schedule your private showing today and see the value for yourself!