



**15A Arlington Bay SE  
Calgary, Alberta**

**MLS # A2261911**



**\$449,900**

<b>Division:</b>	Acadia	
<b>Type:</b>	Residential/Duplex	
<b>Style:</b>	Attached-Side by Side, Bi-Level	
<b>Size:</b>	506 sq.ft.	<b>Age:</b> 1972 (54 yrs old)
<b>Beds:</b>	2	<b>Baths:</b> 1 full / 1 half
<b>Garage:</b>	Stall	
<b>Lot Size:</b>	0.11 Acre	
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Garden, No Neighbours Behind	

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