

1-833-477-6687 aloha@grassrootsrealty.ca

## 15A Arlington Bay SE Calgary, Alberta

MLS # A2261911



\$449,900

Division: Acadia Residential/Duplex Type: 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 Back Lane, Cul-De-Sac, Garden, No Neighbours Behind Lot Feat:

**Heating:** Water: Forced Air Floors: Sewer: Ceramic Tile, Vinyl Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, Full **Exterior:** Zoning: Wood Siding 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