



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2284513**



**\$429,900**

<b>Division:</b>	Acadia		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	518 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>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, No Neighbours Behind, Pie Shaped Lot, Treed		

<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>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Chandelier, High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** Hot tub (as-is)

Tucked away on a quiet Acadia cul-de-sac, this thoughtfully updated semi-detached home proves you don't have to compromise on style, space, or location &mdash; and best of all, there are no condo fees. It's an ideal opportunity for first-time buyers, downsizers, or investors looking for a truly turnkey property in a well-established neighbourhood. The main level is bright and welcoming, with an open flow enhanced by modern finishes, updated flooring, and fresh paint throughout. A refreshed kitchen anchors the space, offering a clean, contemporary feel that works just as well for casual mornings as it does for hosting friends. The updated bathrooms echo the same polished aesthetic, making the entire home feel cohesive and move-in ready. Downstairs, you'll find two comfortable bedrooms, a convenient half bath, laundry, and plenty of storage &mdash; a smart, functional layout that maximizes every square foot without feeling cramped. Outside is where this home really shines. The large, pie-shaped lot provides rare privacy and flexibility, whether you're dreaming of a lush garden, space for kids or pets, or a backyard built for summer entertaining. Owning your own land &mdash; without monthly fees &mdash; gives you the freedom to truly make it your own. Located minutes from schools, parks, shopping, transit, and major routes, this is an unbeatable blend of affordability, updates, and location. Homes like this &mdash; renovated, fee-free, and under \$500,000 &mdash; don't come along often in Acadia. A smart buy in a classic Calgary community