

\$599,900 - 440 Arlington Drive Se, Calgary

MLS® #A2109804

\$599,900

3 Bedroom, 1.00 Bathroom, 1,048 sqft

Residential on 0.13 Acres

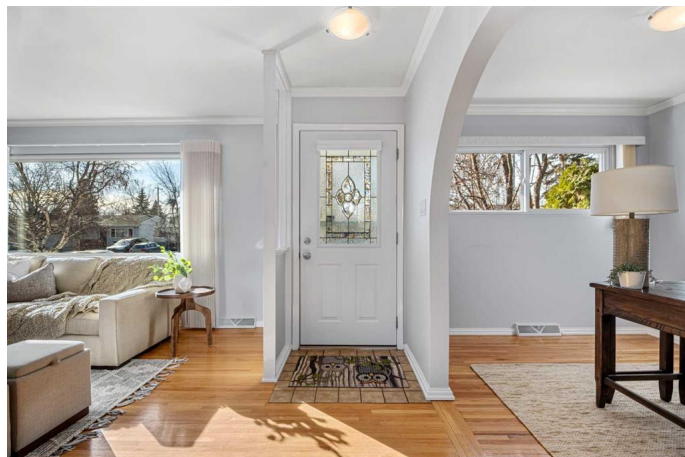
Acadia, Calgary, Alberta

*** Open House: Saturday March 2nd 1-3pm

*** Step into the comfort and potential of this meticulously maintained 1048 sqft, original family ownership bungalow, presenting a rare opportunity for young families, move-up buyers, and home renovators alike... and at the time of listing, the only bungalow for sale in Acadia, under \$600K.

Boasting a generous 50 ft wide, 5500 sqft lot, this residence offers both space and serenity in equal measure. From the moment you arrive, you'll appreciate the pride of the ownership evident in every detail, from the updated vinyl windows to the crown molding and flat finished ceilings that adorn the interior. The kitchen stands as a testament to timeless design, with a renovation in 2003 that introduced full-height maple cabinetry, a stylish tile backsplash, and built-in hutch and display cabinets. The integral pedestal kitchen nook table adds a touch of charm, perfect for casual meals or catching up with loved ones over coffee.

The home's original design was with 3 bedrooms however the owner thoughtfully repurposed one bedroom to accommodate your lifestyle, whether as a formal dining area, office, or den, this home offers versatility rarely found in today's market. The basement, left unfinished, represents a blank canvas awaiting your creative vision, providing ample opportunity for customization to suit your needs. Other updates over the years include Central Air Conditioning (2019), High



Efficiency Furnace (2017), 30Yr-Rated Asphalt Shingles (2008), Central Vacuum System and a Kinetico Water Softener. Outside, the oversized single detached garage and mature trees add both convenience and character to the property, and with its quiet street, fantastic neighbors, and sense of community, this residence embodies the essence of home. The vibrant community of Acadia offers a host of amenities just steps from your door— from a multitude of recreation facilities to retail shops and eateries, everything you need is within easy reach, ensuring a lifestyle defined by convenience and comfort. Don't miss your chance to experience it for yourself—schedule your showing today and discover the possibilities that await in Acadia.

Built in 1960

Essential Information

MLS® #	A2109804
Price	\$599,900
Sold Price	\$625,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,048
Acres	0.13
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	440 Arlington Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2H 1S3

Amenities

Parking Spaces	2
Parking	Driveway, Single Garage Detached

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, Laminate Counters, No Smoking Home, Storage, Vinyl Windows
Appliances	Electric Stove, Range Hood, Refrigerator, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 29th, 2024
Date Sold	March 4th, 2024
Days on Market	4
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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