

\$699,900 - 15 Arlington Bay Se, Calgary

MLS® #A2132943

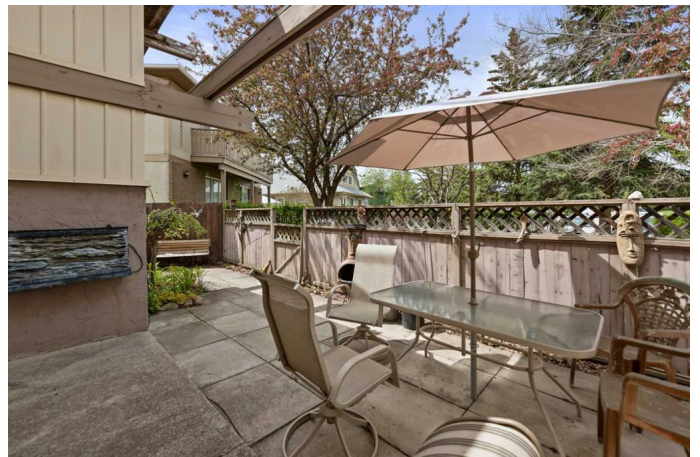
\$699,900

5 Bedroom, 3.00 Bathroom, 1,138 sqft

Residential on 0.22 Acres

Acadia, Calgary, Alberta

Don't miss out on this impressive fully developed 5 Bedroom Bi-level on a huge lot! Property was converted from a full duplex to single family. Many of the original attributes are still intact (great investment potential). Over the years this home has been remodeled with many features. The spacious Living Room has an adjoining Dining area and is open to the lower front entry. The Kitchen was renovated with an addition. There are trendy cabinets, lots of counter space (including a breakfast bar) and windowed sitting area overlooking the beautifully landscaped yard. A sliding door allows for summer dining on the covered deck (BBQ gas line). There are vaulted ceilings, decorative beams and many display ledges for your collectables. The large Primary Bedroom is located on the main level with easy access to a private deck with relaxing hot tub. There are two full Bathrooms with skylights (jetted tub and oversize shower). Enjoy the convenience of a main floor laundry room complete with a sink and lots of storage cabinets. The lower level is fully developed and perfect for a large family with four Bedrooms and guest Bathroom. Enjoy the outdoors! The private yard is huge! There are many quiet sitting areas and spaces to accommodate a crowd. The family Gardener will appreciate the many perennial flower beds, raised vegetable garden, pond and a Green House. A special irrigation system makes watering an easy chore. There is a large RV parking pad, oversize heated Garage with



work benches, and lots of room for visitor parking. Excellent location backing on to the on-leash dog walking path which will take you throughout the community. Close to schools, shopping, playground, transit and easy access throughout the city. A pleasure to show!

Built in 1972

Essential Information

MLS® #	A2132943
Price	\$699,900
Sold Price	\$660,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,138
Acres	0.22
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	15 Arlington Bay Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 2B2

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Heated Garage, Off Street, Oversized, RV Access/Parking, Single Garage Detached, Workshop in Garage

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lawn, Garden, No Neighbours Behind, Irregular Lot, Landscaped, Level, Underground Sprinklers, Private, See Remarks
Roof	Asphalt Shingle, Tar/Gravel
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	June 7th, 2024
Days on Market	21
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
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