

\$673,800 - 635 Arlington Drive Se, Calgary

MLS® #A2142408

\$673,800

4 Bedroom, 2.00 Bathroom, 1,032 sqft

Residential on 0.11 Acres

Acadia, Calgary, Alberta

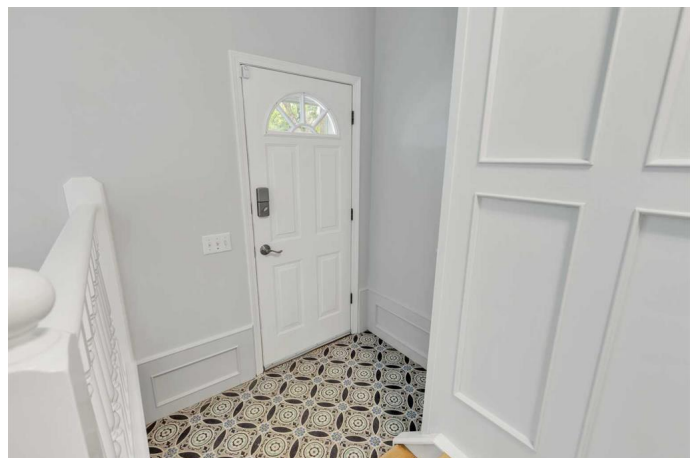
Located on a quiet street featuring an updated and refreshed bungalow in the desirable Acadia community. This home boasts 1032 SF of open-concept living space with beautifully refinished neutral oak hardwood floors and a bright living room featuring large windows. The kitchen and dining area showcase white ceiling-height cabinets, stainless steel/black appliances, and a spacious kitchen window that floods the space with natural light. On the main floor, you'll find three well-proportioned bedrooms, a 4-piece main bathroom, and laundry facilities. The separate entrance leads to an illegal 890 SF one-bedroom basement suite, ideal for extra living space or rental income. Outside, the south-facing backyard offers a generous deck, circular landscaping brick patio with a firepit, and a double detached garage accessible from the alley. The front yard is adorned with mature trees and shrubs, enhancing the home's curb appeal. Don't overlook this amazing chance to own a property that offers ample space for personal enjoyment or the potential to generate rental income from the basement. For investors, this presents a lucrative chance to earn multiple incomes by renting out both levels. Call today to schedule a viewing.

Built in 1969

Essential Information

MLS® #

A2142408



Price	\$673,800
Sold Price	\$645,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,032
Acres	0.11
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	635 Arlington Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H 1S8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Separate Entrance
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 18th, 2024
Date Sold	July 15th, 2024
Days on Market	27
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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