

# \$550,000 - 439 Arlington Drive Se, Calgary

MLS® #A2250921

## \$550,000

4 Bedroom, 2.00 Bathroom, 1,058 sqft

Residential on 0.13 Acres

Acadia, Calgary, Alberta

Welcome to this 1057 sq ft bungalow in popular Acadia. The house features a covered front porch that is perfect to sit and admire the beautifully treed front yard. The main floor has a huge primary bedroom, a second bedroom, a 4 piece bath, and a dining room open to the very spacious living room with a bay window. The functional kitchen has patio doors leading to the rear deck. The basement is developed with 2 bedrooms (non egress windows), laundry area, a 3 piece bath and a large recreation room. Soak up the sun in the west facing back yard that features a 10' x 16' covered deck. You will love the 24'x 26' garage for parking and all your projects and toys. The back yard is fully fenced has an RV gate and gravel RV pad. This a great location on a very quiet street, close to transit, shopping and all levels of schools. Book your showing today!

Built in 1960

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2250921  |
| Price          | \$550,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,058     |
| Acres          | 0.13      |
| Year Built     | 1960      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 439 Arlington Drive Se |
| Subdivision | Acadia                 |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2H1S4                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Storage                                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air                                                          |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Yard                   |
| Lot Description   | Back Lane, Landscaped, Private |
| Roof              | Asphalt Shingle                |
| Construction      | Wood Frame                     |
| Foundation        | Poured Concrete                |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 3                    |
| Zoning         | R-CG                 |

### Listing Details

Listing Office

MaxWell Canyon Creek

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