# \$459,900 - 19a Arlington Place Se, Calgary

MLS® #A2206737

## \$459,900

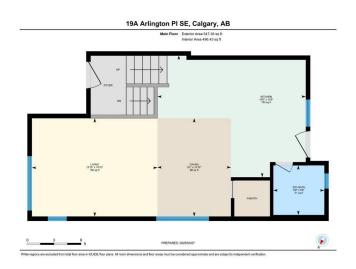
2 Bedroom, 2.00 Bathroom, 552 sqft Residential on 0.15 Acres

Acadia, Calgary, Alberta

Welcome to 19a Arlington Place, where affordable living meets pride of ownership! Are you looking for the perfect balance of affordability, modern updates, and outdoor space? This fully renovated 2-bedroom, 1.5-bathroom half-duplex offers all that and more without the burden of condo fees! Step inside a beautifully updated home featuring new flooring, fresh paint, stainless steel appliance package and a stylishly remodelled kitchen and bathrooms. The open-concept living and dining area provides a bright, welcoming space, perfect for relaxing or entertaining. You'll find two spacious bedrooms on the lower level, including a primary retreat with ample closet space and a gorgeous 4-piece bath. But the real showstopper? The huge pie-shaped lot offers unparalleled privacy and endless possibilities. Whether you dream of a backyard oasis, a garden retreat, or extra space for the kids and pets to playâ€"this yard delivers. Enjoy summer BBQs, quiet evenings under the stars, and the freedom that comes with having your own outdoor space. Why pay condo fees when you can own your home and your land? Located in a quiet, family-friendly neighbourhood with easy access to parks, schools, shopping, and transit, this is the perfect opportunity to stay within budget without sacrificing quality or lifestyle. Don't miss the chance to call this place home and schedule your showing today!







Year Built

## **Essential Information**

MLS® # A2206737 Price \$459,900

Bedrooms 2
Bathrooms 2.00
Full Baths 1
Half Baths 1
Square Footage 552
Acres 0.15

Type Residential

Sub-Type Semi Detached

Style Side by Side, Bi-Level

1972

Status Active

## **Community Information**

Address 19a Arlington Place Se

Subdivision Acadia
City Calgary
County Calgary
Province Alberta
Postal Code T2H2B3

#### **Amenities**

Parking Spaces 2

Parking Off Street, Parking Pad

#### Interior

Interior Features Kitchen Island, Natural Woodwork, No Animal Home, No Smoking

Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters,

Vinyl Windows

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator

Heating Forced Air

Cooling None
Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, City Lot, Cleared, Few Trees, Front Yard, Interior

Lot, No Neighbours Behind, Pie Shaped Lot

Roof Asphalt, Asphalt/Gravel

Construction Mixed

Foundation Poured Concrete

## **Additional Information**

Date Listed March 28th, 2025

Days on Market 7

Zoning R-CG

## **Listing Details**

Listing Office Real Broker

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