

# \$469,900 - 15 Arlington Bay Se, Calgary

MLS® #A2261411

**\$469,900**

2 Bedroom, 2.00 Bathroom, 634 sqft  
Residential on 0.11 Acres

Acadia, Calgary, Alberta

OPEN HOUSE - SAT. NOV. 1ST 12pm-2pm  
-Affordable, Stylish, and Move-In Ready â€”  
Without the Condo Fees!

Looking for the perfect blend of value, modern comfort, and private outdoor space? This fully renovated 2-bedroom, 1.5-bathroom half-duplex offers all that â€” and more â€” with no condo fees to worry about.

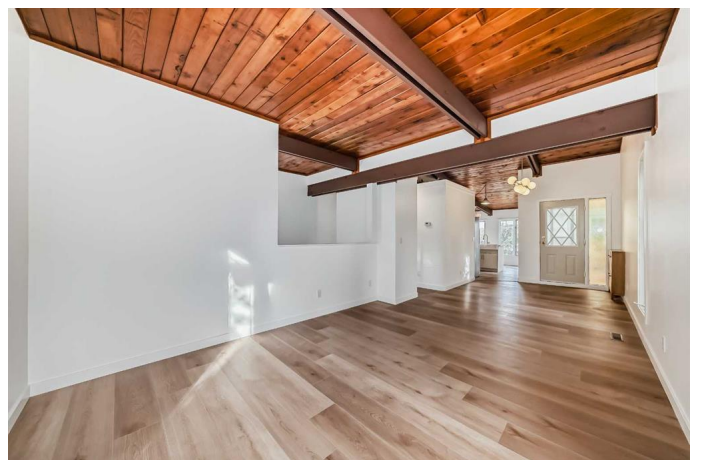
Step inside to discover a bright and welcoming interior featuring brand-new flooring, fresh paint, and a beautifully remodelled kitchen and bathrooms. The open-concept main floor is flooded with natural light, creating an ideal space for relaxing or entertaining. A rare 5-piece bathroom on the main level adds convenience and a touch of luxury.

Downstairs, you'll find two spacious bedrooms, a convenient half bath, laundry area, and plenty of storage.

But the true standout is outside: a massive pie-shaped lot offering exceptional privacy and endless potential. Whether you're dreaming of a backyard oasis, a garden retreat, or a safe space for kids and pets to play â€” this yard delivers. Enjoy summer BBQs, cozy evenings under the stars, and the freedom of having your own land.

Topping it all off is an oversized, heated garage â€” perfect for extra storage, a workshop, or keeping your vehicle warm through the winter.

Tucked away in a quiet, family-friendly cul-de-sac, this hidden gem offers easy access to parks, schools, shopping, and public transit.



It's the perfect opportunity to own a beautifully updated home in a great location all for under \$500K.

Why pay condo fees when you can have it all for less? Schedule your private showing today and see the value for yourself!

Built in 1972

### Essential Information

MLS® #	A2261411
Price	\$469,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	634
Acres	0.11
Year Built	1972
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	15 Arlington Bay Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H2B2

### Amenities

Parking Spaces	1
Parking	220 Volt Wiring, Heated Garage, Oversized, Single Garage Attached, Workshop in Garage
# of Garages	1

### Interior

Interior Features	High Ceilings, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

## Exterior

Exterior Features	Balcony, Garden, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	October 2nd, 2025
Days on Market	31
Zoning	RC-2

## Listing Details

Listing Office	Boutique Real Estate Group Inc.
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