

\$449,900 - 15a Arlington Bay Se, Calgary

MLS® #A2261911

\$449,900

2 Bedroom, 2.00 Bathroom, 506 sqft

Residential on 0.11 Acres

Acadia, Calgary, Alberta

Affordable, Stylish & Move-In Ready â€” with No Condo Fees!

Discover the perfect combination of modern updates, everyday comfort, and exceptional value in this fully renovated 2-bedroom, 1.5-bathroom half-duplex â€” all without the added cost of condo fees.

Step inside to a bright, open-concept main floor featuring brand-new flooring, fresh paint throughout, and a beautifully redesigned kitchen and bathrooms. Abundant natural light creates a warm and inviting space, ideal for both relaxing and entertaining.

The lower level offers two generously sized bedrooms, a convenient half bath, laundry area, and ample storage â€” all thoughtfully laid out for functionality and comfort.

Outside, you'll be impressed by the expansive pie-shaped lot, offering remarkable privacy and endless potential. Whether you envision a tranquil garden retreat, a play area for children and pets, or an entertainerâ€™s backyard, this outdoor space delivers. Enjoy summer barbecues, evening gatherings, and the freedom of owning your own land.

Nestled in a quiet, family-friendly cul-de-sac, this hidden gem is just minutes from parks, schools, shopping, and public transit. Itâ€™s a rare opportunity to own a beautifully updated home in a desirable location â€” all for under \$500,000.

Why pay condo fees when you can have space, style, and freedom â€” for less? Book your private showing today and experience the



value firsthand

Built in 1972

Essential Information

MLS® #	A2261911
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	506
Acres	0.11
Year Built	1972
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

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

Amenities

Parking Spaces	2
Parking	Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Storage
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	October 2nd, 2025
Days on Market	21
Zoning	rc-2

Listing Details

Listing Office	Boutique Real Estate Group Inc.
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.