

\$499,900 - 15 Arlington Bay Se, Calgary

MLS® #A2261411

\$499,900

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

Acadia, Calgary, Alberta

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.

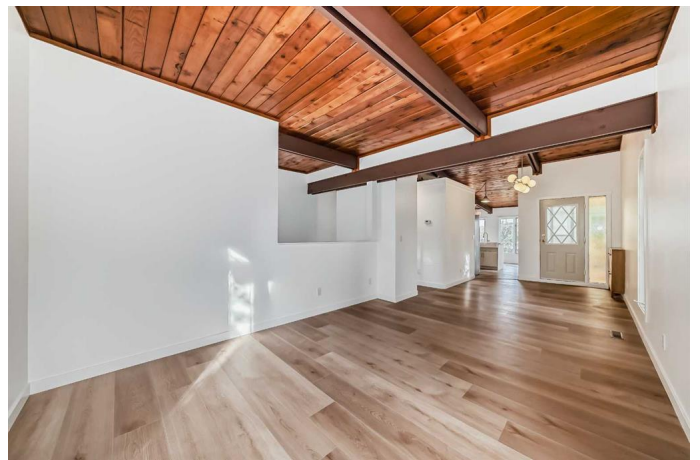
Step inside to discover a bright and welcoming
interior featuring brand-new flooring, fresh
paint, and a beautifully remodelled kitchen and
bathrooms. The open-concept main floor is
flooded with natural light, creating an ideal
space for relaxing or entertaining. A rare
5-piece bathroom on the main level 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	\$499,900
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	Heated Garage, Oversized, Single Garage Attached, 220 Volt Wiring, 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	Finished, Full

Exterior

Exterior Features	Balcony, Storage, Garden
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	15
Zoning	RC-2

Listing Details

Listing Office	Boutique Real Estate Group Inc.
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