



GRASSROOTS
REALTY GROUP

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487 Arlington Drive SE
Calgary, Alberta

MLS # A2321763



\$739,900

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,525 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Recta		

Heating:	Other	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

OPEN HOUSE JUNE 21!! 12 -1:30 p.m. | Welcome to this beautifully renovated bungalow in the heart of Acadia — one of Calgary’s most sought-after communities! Situated on a quiet, tree-lined street, this meticulously maintained 1,525 sq. ft. home offers a rare combination of modern updates, exceptional living space, and an oversized south-facing backyard that's hard to find. Step inside to discover a bright, inviting layout featuring large windows, spacious living and dining areas, a cozy fireplace, and a well-designed kitchen with abundant cabinetry and a sunny breakfast nook. The main floor also offers a private office or den, a generous primary retreat with ensuite, a second bedroom, and a full bathroom. The newly finished basement expands your living space with a large recreation room, second fireplace, versatile flex area, two additional rooms with excellent bedroom potential (egress required), and a full 4-piece bath—providing endless possibilities for growing families, guests, hobbies, or a home business. Outside, the impressive south-facing backyard is a true highlight, offering privacy, mature landscaping, a covered patio with gas hookup, expansive lawn and garden space, RV parking, an oversized double garage, and additional parking for up to two vehicles. Located just minutes from parks, schools, shopping, transit, and major routes including Deerfoot Trail and Stoney Trail, this exceptional property delivers the perfect blend of comfort, convenience, and future potential.