



GRASSROOTS

REALTY GROUP

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**404 Arlington Drive SE
Calgary, Alberta**

MLS # A2325332



\$675,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,082 sq.ft.	Age:	1960 (66 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Heated Garage, Parking Pad, Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, Fruit Trees/Shrub(s), Irregular Lot, Landscaped, Level, Treed		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Parquet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Laminate Counters, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Wet Bar		
Inclusions:	A/C		

**** Open House, Sunday, July 5, 1-3pm **** It's nearly impossible to find a 5-bed Acadia bungalow with an ensuite—until now. Flooded with natural light, the main floor features a completely open living and dining layout with beautifully refinished parquet flooring. The anchor of this level is the stunning, renovated open kitchen, designed for maximum functionality with an eat-up bar, functional countertops, and full stainless steel appliances. Rare for this era, the main floor also hosts three full bedrooms and 1.5 baths, including that crucial primary retreat with its own private ensuite. Downstairs, the fully finished basement doubles your functional living space with brand-new carpet and paint throughout. It features a sprawling family room, two additional good-sized bedrooms, a full 3-piece bathroom, an entertaining wet bar, and a high-efficiency furnace plus tankless hot water. Outside, the massive corner lot is a low-maintenance, turn-key oasis featuring a fully landscaped lounge area with patio stones, a heated detached single garage with a covered extension, and a dedicated concrete 2-car parking pad. This turn-key property is situated across the street from an elementary and middle school, and a short walk to middle and high schools, major shopping, transit, and direct routes downtown. If you want the space, the upgrades, and the layout, you're in luck. Call today to schedule your private showing.