

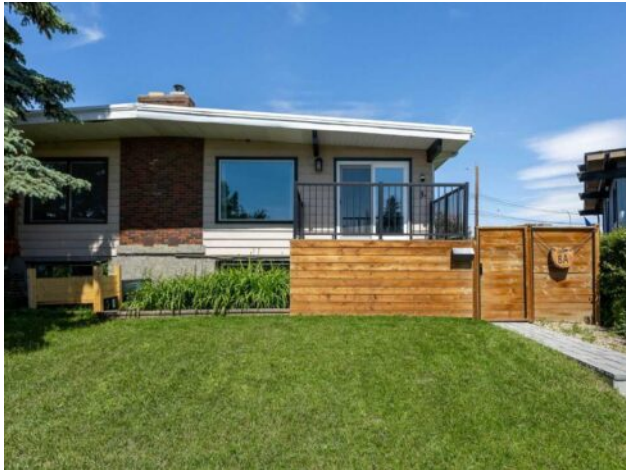


GRASSROOTS
REALTY GROUP

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8A Arlington Bay SE
Calgary, Alberta

MLS # A2325523



\$515,000

Division:	Acadia		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	912 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Assigned, Outside, Oversized, Owned, Park		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, Landscaped, La		

Heating:	Central, High Efficiency, Fireplace(s), Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: None

Tucked away on a quiet cul-de-sac, this updated bi-level half duplex sits on an oversized pie-shaped lot with a backyard that offers the kind of privacy rarely found in this price range. Best of all, there are no condo fees. Inside, vaulted ceilings and large windows create a bright, welcoming feel across nearly 1,700 sq. ft. of developed living space. The renovated white kitchen with stainless steel appliances flows into the main living area, where a cozy fireplace makes the perfect place to unwind. With four bedrooms and two beautifully updated bathrooms, there's plenty of room for families, guests, or a home office. Recent upgrades include new windows, fresh paint throughout, a long-lasting galvanized steel roof, updated lighting, and modern finishes that make this home truly move-in ready. Step outside to enjoy the rebuilt balcony for summer BBQs, an expansive backyard with room to play or garden, and space to build an oversized double garage if desired. Whether you're buying your first home, downsizing without sacrificing outdoor space, or adding to your investment portfolio, this is a property that offers comfort, flexibility, and exceptional value in an established neighbourhood close to schools, parks, shopping, and major routes.