



GRASSROOTS
REALTY GROUP

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4 Arlington Bay NE
Calgary, Alberta

MLS # A2333064



\$645,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,230 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Garage Door Opener, Heated Garage, Paved,		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Garden, No Neig		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Metal Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Open Floorplan, Storage		

Inclusions: air compressor, 220 V power and heater in garage

Welcome to this beautifully maintained 4-bedroom bi-level, offering over 2,100 sq. ft. of developed living space on a massive, corner lot tucked away in the sought-after community of Acadia. The bright and functional layout is perfect for families, with spacious living areas and a well-appointed kitchen featuring stainless steel appliances. Enjoy year-round comfort with central air conditioning, a water softener, and the added bonus of a heated triple-car garage. Step outside to enjoy the incredible sunroom overlooking the expansive backyard, offering plenty of space for entertaining, gardening, or simply relaxing. The large lot also provides RV parking, making it ideal for those with recreational vehicles, trailers, or extra toys. Located close to schools, parks, shopping, transit, and major roadways, this home combines comfort, convenience, and exceptional value. Opportunities like this don't come along often—book your private showing today!