



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

436 Arlington Drive SE
Calgary, Alberta

MLS # A2351824



\$699,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Many Trees		

Heating:	Forced Air
Floors:	Ceramic Tile, Laminate, Slate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	Quartz Counters, Storage, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-C1
Utilities:	-

Inclusions: N/A

A refreshed interior, generous outdoor space, and the beauty of mature trees come together in this bungalow on a quiet street in Acadia. With four bedrooms, two bathrooms, and over 2,000 SQ FT of developed living space, this home offers room to spread out, both inside and beyond its walls. The expansive front and back yards make an immediate impression, with landscaping and established greenery creating a setting that feels welcoming from the moment you arrive. The main level has been thoughtfully renovated and refined, bringing a fresh, cohesive feel to the home while retaining the appeal of its original bungalow layout and charm. Updates include the kitchen and main bathroom, new appliances, flooring, lighting, baseboards and door casings, and fresh paint throughout the main floor. A spacious living room provides plenty of room to gather, unwind, or settle in with a good book. The adjoining dining area keeps meals and conversation connected, whether you are hosting friends or enjoying a quiet evening at home. Overlooking the backyard, the updated kitchen offers ample cabinetry and countertop space, with new appliances completing this practical and inviting space. Three bedrooms on the main floor provide flexibility for family, guests, or a dedicated workspace, while the renovated full bathroom brings a fresh finish to the daily routine. Downstairs, the finished basement extends the living space with a generous recreation room ready for movie nights, games, or hobbies. A storage room that can be turned into a 5th bedroom, another bedroom, and a three-piece bathroom offer comfortable space for guests or another member of the household. The separate entrance to the basement can be converted into a suite, subject to approval and permitting by the city/municipality. The outdoor space is an equally memorable part of the property. A large front

yard sets the home back from the street, while the expansive landscaped backyard offers room to enjoy summer evenings, host a barbecue, plant a garden, or let kids and pets play. Mature trees add beauty and character, creating an established setting that takes years to grow. Whether your plans involve gathering with friends or spending a quiet afternoon outside, there is space here to make it your own. A lengthy front driveway leads to the single detached garage, providing convenient off-street parking along with space for storage. The combination of a bungalow layout, finished basement, refreshed main floor, and substantial yard makes this a home with possibilities well beyond its first impression. Located near schools and close to shopping at Deerfoot Meadows and Chinook Mall, the home keeps everyday needs within easy reach. Access to Deerfoot Trail, Blackfoot Trails, and Macleod adds convenience for getting around the city. For those looking for an established neighbourhood, meaningful interior updates, and outdoor room to enjoy, this Acadia bungalow brings all three together.