

\$549,900 - 451 Arlington Drive Se, Calgary

MLS® #A2238643

\$549,900

4 Bedroom, 2.00 Bathroom, 1,065 sqft

Residential on 0.13 Acres

Acadia, Calgary, Alberta

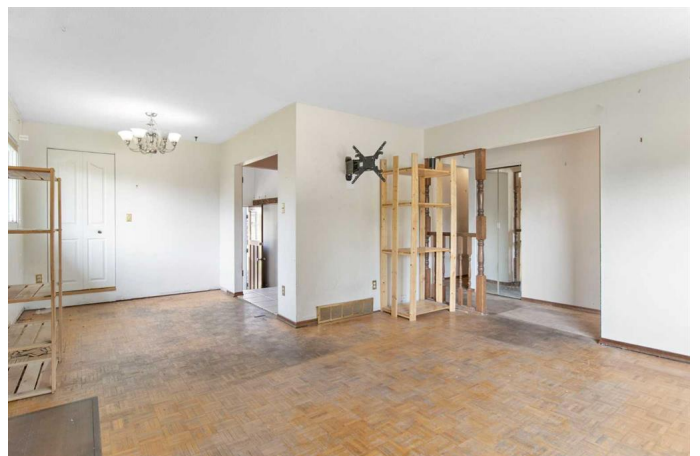
If you've been searching for a home you can truly make your own—or the perfect project for a flipper—this is it! Located in the heart of the highly sought-after community of Acadia, this original bungalow is full of potential and ready for your personal touch.

Set on a quiet street with a sunny WEST-facing backyard, this home offers great bones including a high-efficiency furnace, side entrance—perfect for developing a secondary suite (subject to City approval)—and a detached double garage with alley access, ideal for future backyard projects or a garden suite.

Whether you're looking to renovate for yourself or transform and resell, the possibilities are wide open in this ideal location.

Enjoy being minutes from everything: multiple schools, Chinook Centre, Southcentre Mall, Deerfoot Meadows, Fish Creek Park pathways, Acadia Recreation Complex, public library, transit options, and more! Whether you're heading downtown or out of the city, you'll appreciate quick access to the C-Train and major routes like Deerfoot and Macleod Trail.

This is your chance to reimagine and renovate in one of Calgary's most established and amenity-rich neighbourhoods. Don't miss



outâ€™opportunities like this donâ€™t come often!

Built in 1960

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2238643 |
| Price | \$549,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,065 |
| Acres | 0.13 |
| Year Built | 1960 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 451 Arlington Drive Se |
| Subdivision | Acadia |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2H 1S4 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--------------------------------------------------|
| Interior Features | Laminate Counters |
| Appliances | Dryer, Electric Range, Range, Range Hood, Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |

| | |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

Exterior

| | |
|-------------------|--------|
| Exterior Features | Garden |
|-------------------|--------|

| | |
|-----------------|----------------------------------------------------------|
| Lot Description | Back Yard, Fruit Trees/Shrub(s), Garden, Rectangular Lot |
|-----------------|----------------------------------------------------------|

| | |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

| | |
|--------------|--------|
| Construction | Stucco |
|--------------|--------|

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|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

Additional Information

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| Date Listed | July 12th, 2025 |
|-------------|-----------------|

| | |
|--------|------|
| Zoning | R-CG |
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Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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