

\$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

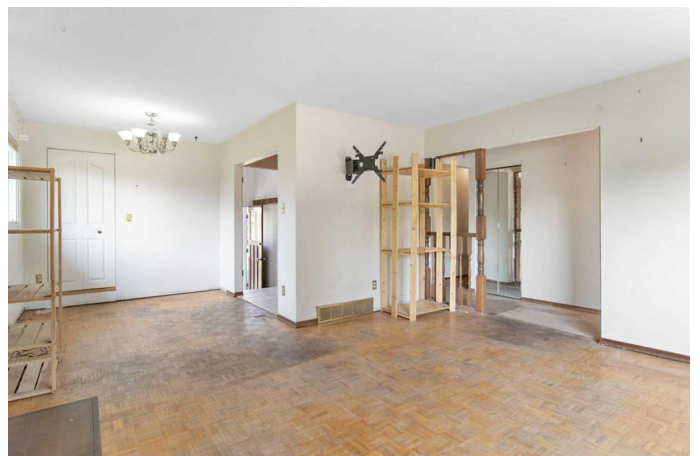
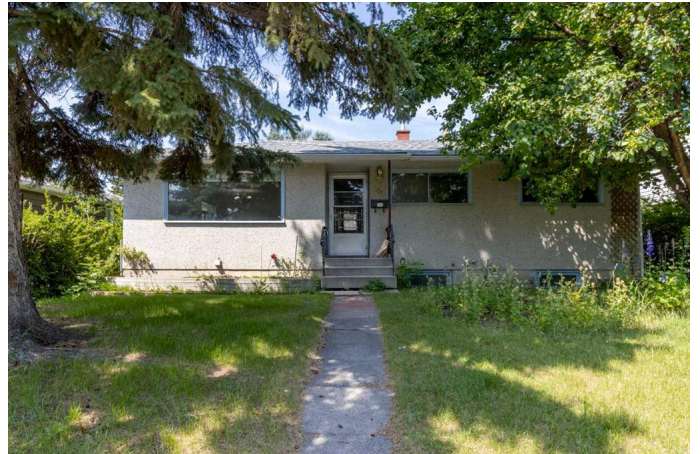
If you've been searching for a home you can truly make your ownâ€™or the perfect project for a flipperâ€™this is it! Located in the heart of the highly sought-after community of Acadia, this original bungalow is full of potential and ready for your personal touch.

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

Whether youâ€™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 youâ€™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 Calgaryâ€™s most established and amenity-rich neighbourhoods. Donâ€™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
Foundation	Poured Concrete

Additional Information

Date Listed	July 12th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.