436 Arlington Drive SE

Calgary | Active | MLS® A2351824

$675,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1960**	**1,080 sq. ft.**

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Listed by eXp Realty

A closer look

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.

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2351824
Bedrooms	4
Bathrooms	2
Year Built	1960
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,080 sq. ft.
Main Level Finished Area:	1,080 sq. ft.
Below Grade Finished Area:	991 sq. ft.
Acreage:	No
Lot Area:	6,049 sq. ft.
Lot Frontage:	55'
Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	6
Year built:	1960 (Age: 66)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1

Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7174HS
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Laminate, Slate, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Parking Pad, Single Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement
City Quadrant:	Southeast
Community:	Acadia
Appliances:	Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Encroachment, None Known

Main Floor	Living Room · 14'5" × 12'9" ·
Main Floor	Dining Room · 12'2" × 8'11" ·
Main Floor	Bedroom - Primary · 12'6" × 12'2" ·
Main Floor	Bedroom · 11'3" × 8'7" ·
Main Floor	Bedroom · 12'4" × 8' ·
Main Floor	Kitchen · 12'7" × 9'2" ·
Basement	Game Room · 28'5" × 14'3" ·
Basement	Laundry · 13'3" × 6'4" ·
Basement	Bedroom · 13'1" × 9'5" ·
Basement	Storage · 10'9" × 9'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Quartz Counters, Storage, Vinyl Windows
Exterior Features:	BBQ gas line, Private Entrance, Private Yard
Patio And Porch Features:	Other
Lot Features:	Back Lane, Back Yard, Many Trees
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1
Listed Date:	Oct 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/436-arlington-drive-se-calgary-a2351824/

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