

# \$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
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## Exterior

Exterior Features	Garden
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Lot Description	Back Yard, Fruit Trees/Shrub(s), Garden, Rectangular Lot
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Roof	Asphalt Shingle
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Construction	Stucco
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Foundation	Poured Concrete
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## Additional Information

Date Listed	July 12th, 2025
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Days on Market	1
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Zoning	R-CG
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## Listing Details

Listing Office	RE/MAX First
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