\$575,000 - 403 Arlington Drive Se, Calgary

MLS® #A2227141

\$575,000

4 Bedroom, 2.00 Bathroom, 1,069 sqft Residential on 0.16 Acres

Acadia, Calgary, Alberta

Welcome to Arlington Drive â€" a great investment opportunity in the desirable community of Acadia. Situated on a generous corner lot, this bungalow offers strong rental income and future potential in one of Calgary's most accessible neighborhoods.

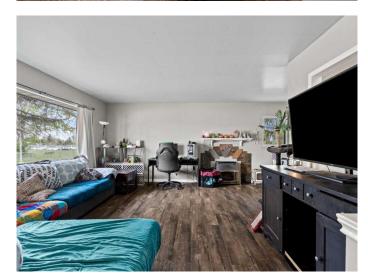
The main level features a 3 bedroom 1
Bathroom layout. The basement offers a fully developed (illegal) suite with a private entrance. A detached double garage is separately rented. Shared laundry is conveniently located in the lower level.

This property is ideally positioned with easy access to Macleod Trail and Heritage Drive.
Close proximity to shopping destinations like Deerfoot Meadows and Chinook Centre.
Acadia also offers excellent access to schools, parks, and public transit, making it a consistently strong rental area.

Whether you're looking to add a cash-flowing asset to your portfolio or explore future development options (zoned R-CG), this is a prime opportunity in a well-established Calgary neighborhood.







Built in 1960

Essential Information

MLS® # A2227141

Price \$575,000

4

Bedrooms

Bathrooms 2.00

Full Baths 2

Square Footage 1,069

Acres 0.16

Year Built 1960

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

Community Information

Address 403 Arlington Drive Se

Subdivision Acadia

City Calgary

County Calgary

Province Alberta

Postal Code T2H1S4

Amenities

Parking Spaces 3

Parking Double Garage Detached, Parking Pad

of Garages 2

Interior

Interior Features Laminate Counters, Separate Entrance

Appliances Dishwasher, Electric Stove, Refrigerator

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces None

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features None

Lot Description Corner Lot

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

Additional Information

Date Listed June 5th, 2025

Days on Market 4

Zoning R-CG

Listing Details

Listing Office CIR Realty

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