

# \$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 – 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
Bedrooms	4
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	2
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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