

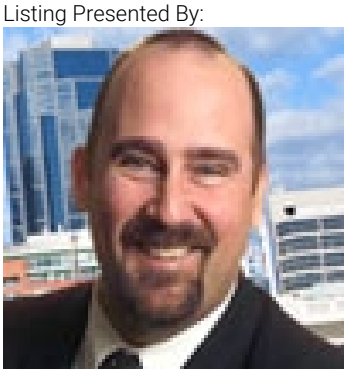
436 Arlington Drive Calgary Alberta

$685,000

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...

Recreational, Games room 28.42 Ft x 14.25 Ft
Laundry room 13.25 Ft x 6.33 Ft
3pc Bathroom 6.58 Ft x 6.00 Ft
Bedroom 9.42 Ft x 13.08 Ft
Storage 9.50 Ft x 10.75 Ft
Living room 12.75 Ft x 14.42 Ft
Dining room 12.17 Ft x 8.92 Ft
4pc Bathroom 4.83 Ft x 8.67 Ft
Primary Bedroom 12.17 Ft x 12.50 Ft
Bedroom 11.25 Ft x 8.58 Ft
Bedroom 8.00 Ft x 12.33 Ft
Kitchen 9.17 Ft x 12.58 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

RE/MAX Realty Professionals

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