



# 636 Arlington Drive Calgary Alberta

\$689,900

Welcome to this beautifully renovated bungalow in the heart of Acadia, offering a modern open floor plan and over 2100 SF of developed living space in one of Calgary's most established and desirable neighborhoods. Fully renovated in 2020, the main floor features a bright open-concept layout with large windows and pot lights throughout, creating a warm and inviting space filled with natural light. The beautifully designed kitchen is perfect for both everyday living and entertaining, showcasing quartz countertops, stainless steel appliances, modern cabinetry, a spacious breakfast bar, and abundant pantry and storage space. The main level offers 2 spacious bedrooms and 2 full bathrooms, highlighted by a huge primary retreat designed for comfort and privacy, complete with a spa-inspired ensuite featuring a large glass walk-in shower -- the perfect place to relax and unwind at the end of the day. The fully developed lower level significantly expands the living space, featuring 2 additional bedrooms, a full bathroom, and a massive family / recreation room-- perfect for movie nights, a games area, teenagers, guests, or a flexible home office setup. Major upgrades provide both modern comfort and long-term peace of mind, including a high-efficiency furnace and humidifier (2025), new attic insulation (2026), roof shingles approximately five years old, upgraded vinyl windows, and a durable stucco exterior accented with soffit lighting for beautiful evening curb appeal. These upgrades make this home truly move-in ready, allowing you to simply enjoy the space without worrying about major expenses. Outside you'll love the massive backyard and large rear deck, perfect for summer entertaining, gardening, or relaxing evenings. The OVERSIZED heated garage is fully insulated and drywalled with a gas heater, providing an ideal space for parking, storage, or a workshop, with potential for fut...

Listing Presented By:



Originally Listed by:  
Comox Realty

<http://www.myhomeagent.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Recreational, Games room 26.25 Ft x 12.33 Ft

Bedroom 10.58 Ft x 11.00 Ft

Bedroom 10.33 Ft x 11.17 Ft

Laundry room 5.25 Ft x 8.42 Ft

3pc Bathroom 5.17 Ft x 7.33 Ft

Living room 14.25 Ft x 18.17 Ft

Dining room 10.25 Ft x 13.33 Ft

Kitchen 9.08 Ft x 14.25 Ft

Primary Bedroom 9.83 Ft x 16.42 Ft

Bedroom 8.42 Ft x 10.58 Ft

4pc Bathroom 7.42 Ft x 8.42 Ft

4pc Bathroom 5.00 Ft x 8.00 Ft