



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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15 Arlington Bay SE
Calgary, Alberta

MLS # A2261411



\$499,900

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	RC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan		
Inclusions:	N/A		

Affordable, Stylish, and Move-In Ready — Without the Condo Fees! Looking for the perfect blend of value, modern comfort, and private outdoor space? This fully renovated 2-bedroom, 1.5-bathroom half-duplex offers all that — and more — with no condo fees to worry about. Step inside to discover a bright and welcoming interior featuring brand-new flooring, fresh paint, and a beautifully remodelled kitchen and bathrooms. The open-concept main floor is flooded with natural light, creating an ideal space for relaxing or entertaining. A rare 5-piece bathroom on the main level adds convenience and a touch of luxury. Downstairs, you'll find two spacious bedrooms, a convenient half bath, laundry area, and plenty of storage. But the true standout is outside: a massive pie-shaped lot offering exceptional privacy and endless potential. Whether you're dreaming of a backyard oasis, a garden retreat, or a safe space for kids and pets to play — this yard delivers. Enjoy summer BBQs, cozy evenings under the stars, and the freedom of having your own land. Topping it all off is an oversized, heated garage — perfect for extra storage, a workshop, or keeping your vehicle warm through the winter. Tucked away in a quiet, family-friendly cul-de-sac, this hidden gem offers easy access to parks, schools, shopping, and public transit. It's the perfect opportunity to own a beautifully updated home in a great location — all for under \$500K. Why pay condo fees when you can have it all — for less? Schedule your private showing today and see the value for yourself!