

\$649,888 - 531 Arlington Drive Se, Calgary

MLS® #A2233605

\$649,888

4 Bedroom, 3.00 Bathroom, 1,086 sqft

Residential on 0.19 Acres

Acadia, Calgary, Alberta

Fantastic Family Home on Prime Development Lot â€“ Over 8,100 Sq Ft!

Welcome to this well-maintained family home nestled on a quiet street, perfect for families or savvy investors looking for a property with development potential. This spacious home offers 4 bedrooms, 2.5 bathrooms, and retains its charm with original hardwood floors hidden beneath the carpet, ready to be revealed and restored.

Set on a massive 52.46 ft x 136.8 ft lot (over 8,100 sq ft), this property includes a huge oversized double garage (24.4 ft x 24.4 ft) and a paved side driveway (Aug 2009), providing ample parking and storage.

The home has been thoughtfully updated over the years, including:

New furnace, humidifier, and thermostat (Jan 2022)

New water heater (Feb 2017)

New shingles on the house (Sept 2017, IKO Cambridge 25-Year)

New shingles on the garage (July 2019, IKO Cambridge 25-Year)

Bathroom upgrades (Nov 2007)

Located in a quiet, family-friendly neighborhood close to schools and shopping, this property is ideal for those looking to settle into a peaceful community with great amenities nearby.

In addition to being a wonderful place to call home, this property also offers a Prime Development Opportunity thanks to its R-CG zoning (Residential â€“ Grade-Oriented Infill).



This flexible, low-density zoning allows for a variety of housing types including:

Single-family homes

Semi-detached or duplex homes

Row houses

All of which may be eligible to include secondary suites, offering excellent rental income potential or multi-generational living.

Whether you're looking to raise a family, invest, or develop, this property checks all the boxes with its large lot, zoning potential, and excellent condition. Don't miss out on this rare opportunity!

Built in 1960

Essential Information

MLS® #	A2233605
Price	\$649,888
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,086
Acres	0.19
Year Built	1960
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	531 Arlington Drive Se
Subdivision	Acadia
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2H1S4

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Garage Door Opener, Off Street, Oversized, Parking Pad, Paved, RV Access/Parking
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, Laminate Counters, Separate Entrance, Storage
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Open Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 23rd, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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