

**619 Arlington Drive SE**  
**Calgary, Alberta**

**MLS # A2266658**



**\$720,000**

|                  |                               |               |                   |
|------------------|-------------------------------|---------------|-------------------|
| <b>Division:</b> | Acadia                        |               |                   |
| <b>Type:</b>     | Residential/House             |               |                   |
| <b>Style:</b>    | 3 Level Split                 |               |                   |
| <b>Size:</b>     | 1,178 sq.ft.                  | <b>Age:</b>   | 1969 (56 yrs old) |
| <b>Beds:</b>     | 3                             | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached        |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                     |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Private |               |                   |

|                    |                                                                                       |                   |      |
|--------------------|---------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Central                                                                               | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Stucco, Wood Frame                                                          | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                       | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters |                   |      |

**Inclusions:** Home is ready for air-bnb, furniture can be included at cost

Welcome to this stunning, fully renovated home in the heart of Acadia, a family-friendly and investor-favorite community in SE Calgary. Perfectly positioned on a corner lot, this property showcases exceptional curb appeal, a City of Calgary approved Airbnb license, and over 1,700 sq. ft. of modern living space blending sophisticated design with strong income potential. Step inside to experience luxury and elegance at every turn – from the open-concept layout with vinyl plank flooring and designer feature walls to a cozy electric fireplace with custom built-ins. The chef-inspired kitchen exudes style and function with quartz countertops, sleek white cabinetry, a gas range, and premium stainless steel appliances, including a built-in microwave, refrigerator, and dishwasher. Upstairs, the primary suite offers a private ensuite, while two additional bedrooms and a beautifully renovated bath provide comfort for family or guests. The fully finished basement adds even more appeal – featuring a spacious recreation area, a wet bar with wine fridge, and a dedicated laundry zone, ideal for entertaining or hosting. Outside, the landscaped backyard is a private retreat with a brick patio, pergola, and mature trees, plus an oversized double garage for vehicles and storage. No detail has been overlooked – this home boasts a new stucco exterior, roof, windows, furnace, water tank, fence, and concrete steps, ensuring long-term value and peace of mind. Located minutes from South centre Mall, Southland LRT, Deerfoot Meadows, and top-rated schools, this home offers the perfect mix of lifestyle, luxury, and investment potential. Whether you’re a family seeking modern comfort or an investor looking for a turn-key, licensed Airbnb, this home checks every box.