

\$597,500 - 56 Abbotsford Place Ne, Calgary

MLS® #A2231807

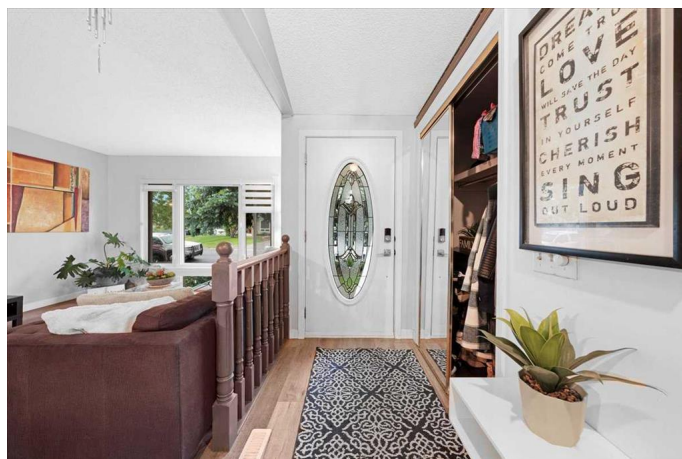
\$597,500

4 Bedroom, 3.00 Bathroom, 1,189 sqft

Residential on 0.12 Acres

Abbeydale, Calgary, Alberta

Spacious | Detached | 4-Level Split | Oversized Parking | Fully Developed. Welcome to a beautifully maintained 4-level split tucked into a quiet cul-de-sac in the sought-after, family-friendly community of Abbeydale. This fully developed detached home offers a perfect blend of comfort, updates, and functionality - ideal for families, first-time buyers, or investors. This home has been thoughtfully upgraded to offer both comfort and style. Enjoy new windows, blinds, and flooring throughout, along with central air conditioning for year-round comfort. The modern kitchen boasts upgraded countertops and stainless steel appliances, perfect for everyday living and entertaining. Both bathrooms have been renovated to provide a fresh, contemporary look. Additional highlights include dual hot water tanks for added efficiency and an oversized detached garage equipped with a gas line, ready for a future furnace hookup. The bright front living room welcomes you with large windows that flood the space with natural light. Enjoy the added functionality of a finished basement, complete with a spacious rec room, an additional bedroom, and laundry area. The oversized driveway provides ample parking for RVs, work trucks, or multiple vehicles, while the generous private backyard offers the perfect setting for kids, pets, or entertaining guests. Just steps from Abbeydale Elementary School, parks, and playgrounds, and with quick access to Stoney Trail, Deerfoot Trail, and Downtown



Calgary, convenience is at your doorstep. Whether you move in as-is or add your own personal touch, this home offers incredible value and long-term potential. Donâ€™t miss out - book your showing today!

Built in 1981

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2231807 |
| Price | \$597,500 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,189 |
| Acres | 0.12 |
| Year Built | 1981 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 56 Abbotsford Place Ne |
| Subdivision | Abbeydale |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A 6V7 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 5 |
| Parking | Double Garage Detached, Driveway, Off Street, Parking Pad, Concrete Driveway, Garage Door Opener, Garage Faces Front, Oversized, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | No Smoking Home, Open Floorplan, Quartz Counters |
| Appliances | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Natural Gas, Standard |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description | Back Yard, Landscaped, Rectangular Lot, Cul-De-Sac |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 17th, 2025 |
| Days on Market | 48 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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