

# \$540,000 - 236 Abingdon Place Ne, Calgary

MLS® #A2239160

## \$540,000

4 Bedroom, 2.00 Bathroom, 1,051 sqft

Residential on 0.12 Acres

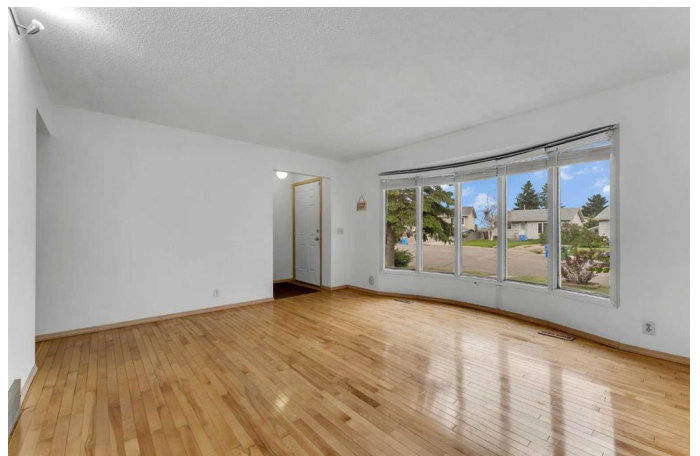
Abbeydale, Calgary, Alberta

**BUNGALOW IN ABBEYDALE!! DETACHED DOUBLE GARAGE!! ILLEGAL SUITE IN BASEMENT!! SEPARATE ENTRANCE!! 4 BED 2 BATH!!** Welcome to this charming bungalow in the heart of Abbeydale! The main floor greets you with a bright living area featuring large windows, followed by a spacious kitchen and dedicated dining space. Youâ€™ll find a 4-piece bathroom, a comfortable primary bedroom, and two additional well-sized bedrooms on the same floor. The basement offers a **SEPARATE ENTRANCE** leading to a one-bedroom **ILLEGAL SUITE** with its own kitchen, large rec room, 4-piece bath, pantry, and **LAUNDRY AREA**. Located close to parks, schools, shopping, and transitâ€”this home offers great value and flexibility for families or investors alike!

Built in 1982

## Essential Information

MLS® #	A2239160
Price	\$540,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,051
Acres	0.12
Year Built	1982



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	236 Abingdon Place Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7B4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Pantry, Separate Entrance
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 11th, 2025
Days on Market	6
Zoning	R-CG

### Listing Details

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.