# \$514,900 - 875 Abbotsford Drive Ne, Calgary

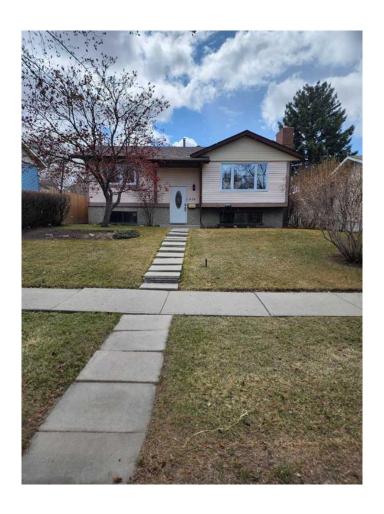
MLS® #A2211514

#### \$514,900

4 Bedroom, 2.00 Bathroom, 970 sqft Residential on 0.13 Acres

Abbeydale, Calgary, Alberta

Welcome to this spacious and beautifully updated bi-level home, ideally situated on a large lot in the highly sought-after community of Abbeydale. Perfectly located just steps from schools, playgrounds, public transit, and major routes including 16th Avenue and Stoney Trail, this home offers both convenience and comfort. You'll also love the close proximity to shopping and the vibrant International Avenue. Inside, the home features a generous layout with 4 bedroomsâ€"2 on the main level and 2 on the lower levelâ€"along with 2 full bathrooms and two spacious family rooms, making it ideal for growing families or those seeking extra space. Recently refreshed, the home boasts brand-new carpet, fresh paint throughout, and new vinyl plank flooring for a modern and clean look. Enjoy cozy evenings by the fireplace in the bright and airy lower level, which is enhanced by large windows that allow natural light to pour in. Additional highlights include vinyl windows on the main floor, a high-efficiency furnace, a large storage room, and convenient laundry space. Step outside to a massive south-facing backyardâ€"perfect for enjoying all-day sun, planting your vegetable garden, or entertaining guests. The oversized, insulated, and heated garage adds even more value and year-round functionality. This move-in-ready home combines functionality, updates, and location, making it a must-see!



#### **Essential Information**

MLS® # A2211514 Price \$514,900

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 970

Acres 0.13

Year Built 1977

Type Residential Sub-Type Detached

Style Bi-Level

Status Active

# **Community Information**

Address 875 Abbotsford Drive Ne

Subdivision Abbeydale

City Calgary

County Calgary

Province Alberta

Postal Code T2A5Y3

#### **Amenities**

Parking Spaces 2

Parking Alley Access, Double Garage

# of Garages 2

### Interior

Interior Features No Animal Home, No Sr

Entrance, Vinyl Windows

Appliances Dishwasher, Electric Stove, F

Heating Floor Furnace, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Recreation Room, Wood Bur

Has Basement Yes

Basement Finished, Full

#### **Exterior**





Exterior Features Playground, Private Yard

Lot Description Back Lane, City Lot, Interior Lot, Landscaped, Lawn, Rectangular Lot,

See Remarks, Street Lighting, Treed, Garden

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 17th, 2025

Days on Market 8

Zoning R-CG

## **Listing Details**

Listing Office TREC The Real Estate Company

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