

\$550,000 - 819 Abbotsford Drive Ne, Calgary

MLS® #A2122361

\$550,000

4 Bedroom, 3.00 Bathroom, 1,095 sqft

Residential on 0.13 Acres

Abbeydale, Calgary, Alberta

This immaculately cared for 1977 4 Bedroom Bungalow is an unsuited, 1148 sq. ft. Single Family home in Abbeydale and is perfect for raising family or entertaining, indoors and out. It also has Quick Possession available May 30th!

The 5,495 sq ft lot has a private South facing backyard, and hosts a 30' x 26' patio, three separate Gardens and an Oversized 24' x 24' Double garage with terrific long-time neighbors on either side. Two rustic brick wood burning fireplaces offer the ease of lighting with a gas starter, either on the main floor, lower level, or both!

Half the fully finished basement is open, providing ample room for socializing, with a Bedroom with large closet and 3 piece Bathroom close by.

The Carpeting, Flooring, Doors, Windows, Roof, Insulation, Furnace (2015), Water Heater (2019), and more have been upgraded in recent years. All maintenance, repairs and installations have been performed by qualified licensed contractors. Pet and Smoke Free home.

Close to public transportation, school, parks, community hall, major amenities and quick access to Stoney Trail.

No showings will be allowed without a pre-scheduled appointment. Thank you.

Built in 1977

Essential Information



MLS® #	A2122361
Price	\$550,000
Sold Price	\$590,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,095
Acres	0.13
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	819 Abbotsford Drive Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5Y2

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Garage Door Opener, Insulated, Off Street, Oversized

Interior

Interior Features	No Animal Home, No Smoking Home, Wired for Sound
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas Starter, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2024
Date Sold	May 6th, 2024
Days on Market	4
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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