

# **\$614,900 - 1035 Abbeydale Drive Ne, Calgary**

MLS® #A2165813

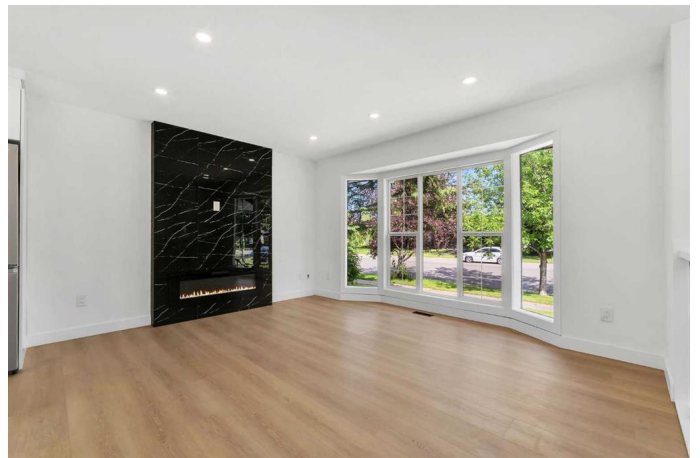
**\$614,900**

4 Bedroom, 3.00 Bathroom, 909 sqft

Residential on 0.09 Acres

Abbeydale, Calgary, Alberta

FULLY RENOVATED! ILLEGAL SUITE!  
HUGE SHOP STYLE GARAGE! GREAT  
LOCATION! WELCOME to this FULLY  
RENOVATED HOME in the SOUGHT AFTER  
COMMUNITY of ABBEYDALE! This HOME  
features OVER 1700 SQFT of LUXURIOUSLY  
RENOVATED LIVING SPACE!!!! The HOME  
FEATURES an ILLEGAL BASEMENT SUITE  
and a HUGE OVERSIZED GARAGE (27'6" FT  
X 25'4" FT) THAT CAN DOUBLE AS A SHOP!  
As soon as you enter the MAIN FLOOR you  
are greeted with the LUXURIOUS  
FINISHINGS IN THE FOYER SUCH AS  
LUXURY VINLY PLANK, GLASS RAILING  
AND A BUILT IN CLOSET FEATURE! The  
LIVING ROOM on the MAIN FEATURES  
HUGE WINDOWS FOR AMPLE LIGHT TO  
ENTER and even a BUILT-IN ELECTRIC  
FIRE PLACE! The KITCHEN features BRAND  
NEW HIGH GLOSS KITCHEN CABINETS,  
QUARTZ COUNTERTOPS, QUARTZ  
BACKSPLASH, BRAND NEW STAINLESS  
STEEL APPLIANCES AND A KITCHEN  
ISLAND! All this OVERLOOKS your DINING  
ROOM WITH A BEAUTIFUL FEATURE  
WALL! There is EVEN SEPARATE LAUNDRY  
UPSTAIRS! There are 2 BEDROOMS AND A  
4PC BATHROOM ON THE MAIN (ONE OF  
THE BEDROOMS IS THE MASTER  
BEDROOM WITH AN ADDITIONAL 2PC  
ENSUITE!) In the BASEMENT you will find an  
ILLEGAL SUITE WITH SEPARATE  
ENTRANCE! There is a GOOD SIZE BRAND  
NEW KITCHEN and a HUGE REC ROOM AS



WELL! The ILLEGAL SUITE features 2  
ADDITIONAL BEDROOMS AND A 4PC  
BATHROOM! This home is PERFECT for the  
FIRST TIME HOME BUYER OR SAVVY  
INVESTOR! There are MANY SCHOOLS  
NEARBY, COMMUNITY CENTRE, MANY  
SHOPPING PLAZAS AND IS EVEN CLOSE  
TO PLC AND SUNRIDGE MALL!

Built in 1979

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2165813    |
| Price          | \$614,900   |
| Sold Price     | \$605,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 909         |
| Acres          | 0.09        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1035 Abbeydale Drive Ne |
| Subdivision | Abbeydale               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2A 6H4                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked, Range Hood           |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Separate/Exterior Entry, Finished, Full, Suite  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Rain Gutters, Lighting            |
| Lot Description   | Back Lane, Back Yard, Front Yard, Irregular Lot |
| Roof              | Asphalt Shingle                                 |
| Construction      | Vinyl Siding, Wood Frame, Metal Siding          |
| Foundation        | Poured Concrete                                 |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2024 |
| Date Sold      | September 29th, 2024 |
| Days on Market | 13                   |
| Zoning         | R-C2                 |
| HOA Fees       | 0.00                 |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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