

\$500,000 - 959 Abbeydale Drive Ne, Calgary

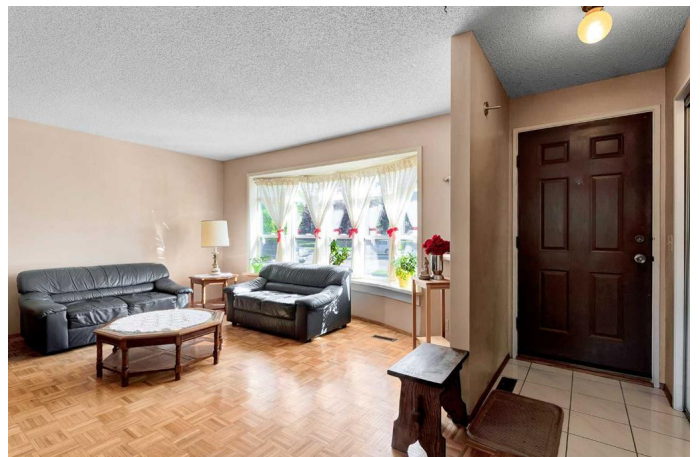
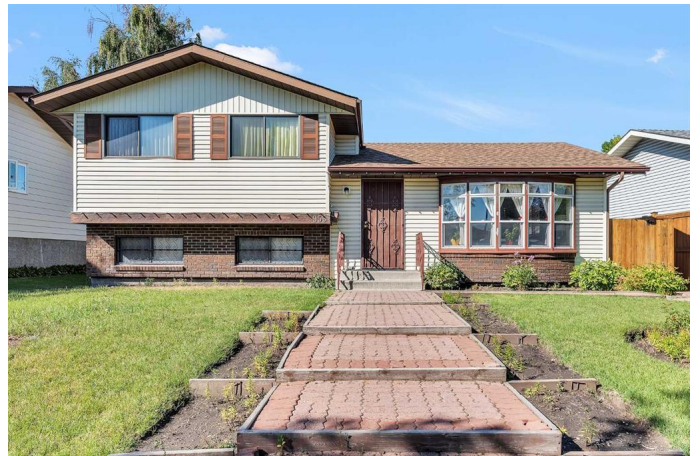
MLS® #A2166524

\$500,000

5 Bedroom, 3.00 Bathroom, 1,171 sqft
Residential on 0.13 Acres

Abbeydale, Calgary, Alberta

Your new home is a fully developed, well maintained family home that has been lovingly cared for by the current owners for the past 45 years! You will love the great curb appeal that is highlighted by updated vinyl siding, brick accent, newer roof shingles and interlocking patio stones walkway. With a total of over 2100 square feet of development which includes a total of 5 bedrooms, 3 bathrooms and an abundance of various rooms you will be sure not to run out of space for your growing family. The main floor features a bright and spacious living room (with a bow window), a dining room which is a great place to gather for meals with family and friends and a well-layed out kitchen with an abundance of cabinetry and counter space and an eating area. Easy access to the sunny, west facing 23' X 13' deck, concrete patio, completely fenced in yard and garden area. On the upper level you will find 3 generous sized bedrooms including the primary bedroom that is complete with an ensuite bath and a wall to wall closet. The third level boasts a large yet cozy family room complete with a gas fireplace, a good sized bedroom and another full bath. The basement level has a large room that can easily be used for a rec room or games room, a fifth bedroom(window not to code), a laundry area and tons of storage in the crawl space. There are many great features such as an abundance of parquet flooring, newer furnace, water tank, dishwasher, washer and dryer and much more. Your vehicles will enjoy the



double oversized garage and there is also a concrete RV pad. This unbeatable location is within walking distance of 2 schools, transit, shopping, community association, close to various amenities and easy access to major thoroughfares.

Built in 1979

Essential Information

MLS® #	A2166524
Price	\$500,000
Sold Price	\$536,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,171
Acres	0.13
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	959 Abbeydale Drive Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6C8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized, RV Access/Parking, Rear Drive

Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, Storage
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Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Insert
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2024
Date Sold	October 1st, 2024
Days on Market	12
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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