

# \$549,900 - 132 Abingdon Way Ne, Calgary

MLS® #A2201818

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,231 sqft  
Residential on 0.12 Acres

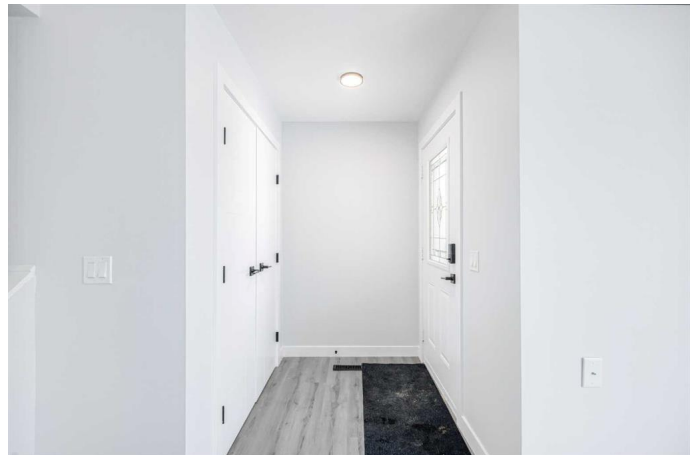
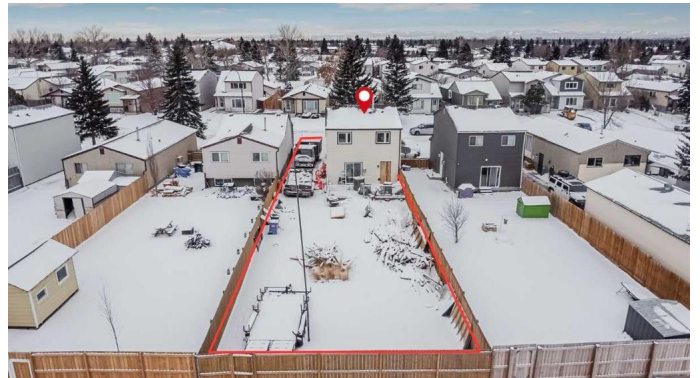
Abbeydale, Calgary, Alberta

Welcome to this fully renovated gem in the sought-after community of Abbeydale! This stunning home boasts a thoughtful transformation, with updated windows and a convenient side entrance leading directly to the illegal basement suite. Featuring 3 spacious bedrooms, 3 modern bathrooms (including a main floor bath and a private ensuite), this home is designed with both style and function in mind. Situated on a massive 5,392 SqFt lot, there is plenty of space for outdoor activities or future potential development, with the lot being zoned R-CG. Whether you're looking for a large yard to enjoy or exploring opportunities for multi-family expansion, this property offers it all. Don't miss out on the perfect blend of modern living and future potential in Abbeydale! \*Basement suite is still under construction and to be completed in following weeks\*

Built in 1980

## Essential Information

MLS® #	A2201818
Price	\$549,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,231
Acres	0.12
Year Built	1980



Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	132 Abingdon Way Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6R8

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Standard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	No Neighbours Behind, Zero Lot Line
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	26
Zoning	R-CG

## Listing Details

Listing Office            URBAN-REALTY.ca

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.