

\$489,900 - 1191 Abbeydale Drive Ne, Calgary

MLS® #A2204239

\$489,900

5 Bedroom, 3.00 Bathroom, 1,164 sqft
Residential on 0.12 Acres

Abbeydale, Calgary, Alberta

5 BEDROOMS | 2 1/2 BATHROOMS |
4-LEVEL SPLIT | 2,200 SQFT OF LIVING
SPACE | DOUBLE DETACHED GARAGE |
Situated in the vibrant community of
Abbeydale, this spacious 5 bedroom, 2.5
bathroom 4-level split home offers over 2,200
sqft of living space. The main floor features a
bright and open living area with large windows,
leading into an attached dining room and
functional kitchen with ample cabinetry and
space for an eating area. You will enjoy the
kitchen window overlooking the backyard. Just
a few steps up, the upper level boasts a
primary bedroom with a private 2-piece
ensuite, along with two additional bedrooms
with closets and a 4-piece bathroom. The
lower level offers a cozy family room with a
brick-faced wood fireplace, fourth bedroom
that can also be used as an office or flex
space and updated 4-piece bathroom. The
fully finished basement provides even more
living space with a large recreation room,
fifth bedroom, and laundry. Throughout the home
there is an abundance of closets and storage
space to keep your personal items out of sight.
The convenient mudroom on the main level
leads to a spacious back deck with bbq gas
line, perfect for entertaining. This home also
includes a large fully fenced backyard and
double detached heated garage with alley
access. Book your showing today and make
this home yours! Photos are virtually staged
and are not an accurate depiction of current
property.



Built in 1979

Essential Information

MLS® #	A2204239
Price	\$489,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,164
Acres	0.12
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	1191 Abbeydale Drive Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6N4

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Heated Garage
# of Garages	2

Interior

Interior Features	Laminate Counters, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Wood Burning

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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