

# \$499,900 - 35 Abingdon Road Ne, Calgary

MLS® #A2221894

**\$499,900**

5 Bedroom, 2.00 Bathroom, 936 sqft

Residential on 0.10 Acres

Abbeydale, Calgary, Alberta

If you've been searching for a renovated bungalow on a wide R-CG lot with the potential for two suites and a separate entrance—all for under \$500K—this is the property you've been waiting for. This single-family home features 5 bedrooms (3 up, 2 down), 2 full bathrooms, and an illegal suite with its own separate entrance and laundry—offering immediate rental income or multi-generational living options. You'll have a brand-new stove and Refrigerator installed in the upstairs kitchen. The fully developed basement boasts new egress windows, making it ready for conversion to a legal secondary suite (buyer to confirm with the City). The basement kitchen was renovated in 2024, including the installation of new appliances. Zoning is R-CG, allowing for maximum flexibility and future redevelopment potential. Updated around 2016 with a modern kitchen, bathrooms, flooring, light fixtures, and windows. Enjoy low operating costs with a high-efficiency furnace and hot water tank (installed approx. 5 years ago). The home's optimal supply air and return air configuration ensures balanced heating and comfort on both levels. The single detached garage is conveniently connected to the side entrance, perfect for suite or tenant access. The large lot provides ample outdoor space and future development options. Steps away from Abbeydale School and playgrounds, just minutes' walk to shopping, transit, and community amenities. Quick 3-minute drive to Stoney Trail, 7 minutes



to Marlborough Mall, and under 15 minutes to downtown Calgaryâ€”ensuring strong rental demand and convenience for all occupants. Whether youâ€™re looking to maximize cash flow, house-hack by living upstairs and renting the basement, or invest in Calgaryâ€™s growing rental market, this property delivers unmatched value and flexibility.

Built in 1982

**Essential Information**

MLS® #	A2221894
Price	\$499,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	936
Acres	0.10
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	35 Abingdon Road Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6X5

**Amenities**

Parking Spaces	5
Parking	Driveway, Garage Faces Front, Single Garage Detached
# of Garages	1

**Interior**

Interior Features	Vinyl Windows, Separate Entrance
Appliances	Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Open Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Aluminum Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	5
Zoning	RC-G

## Listing Details

Listing Office	Royal LePage Blue Sky
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