

# \$514,900 - 875 Abbotsford Drive Ne, Calgary

MLS® #A2211514

**\$514,900**

4 Bedroom, 2.00 Bathroom, 970 sqft

Residential on 0.13 Acres

Abbeydale, Calgary, Alberta

Welcome to this spacious and beautifully updated bi-level home, ideally situated on a large lot in the highly sought-after community of Abbeydale. Perfectly located just steps from schools, playgrounds, public transit, and major routes including 16th Avenue and Stoney Trail, this home offers both convenience and comfort. You'll also love the close proximity to shopping and the vibrant International Avenue. Inside, the home features a generous layout with 4 bedrooms—2 on the main level and 2 on the lower level—along with 2 full bathrooms and two spacious family rooms, making it ideal for growing families or those seeking extra space. Recently refreshed, the home boasts brand-new carpet, fresh paint throughout, and new vinyl plank flooring for a modern and clean look. Enjoy cozy evenings by the fireplace in the bright and airy lower level, which is enhanced by large windows that allow natural light to pour in. Additional highlights include vinyl windows on the main floor, a high-efficiency furnace, a large storage room, and convenient laundry space. Step outside to a massive south-facing backyard—perfect for enjoying all-day sun, planting your vegetable garden, or entertaining guests. The oversized, insulated, and heated garage adds even more value and year-round functionality. This move-in-ready home combines functionality, updates, and location, making it a must-see!

Built in 1977



## Essential Information

MLS® #	A2211514
Price	\$514,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	970
Acres	0.13
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	875 Abbotsford Drive Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A5Y3

## Amenities

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

## Interior

Interior Features	No Animal Home, No Sprinkler Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator
Heating	Natural Gas, Floor Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Recreation Room
Has Basement	Yes
Basement	Finished, Full

## Exterior



Exterior Features	Playground, Private Yard
Lot Description	Back Lane, City Lot, Garden, Interior Lot, Landscaped, Lawn, Rectangular Lot, See Remarks, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

Listing Office	TREC The Real Estate Company
----------------	------------------------------

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.