

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

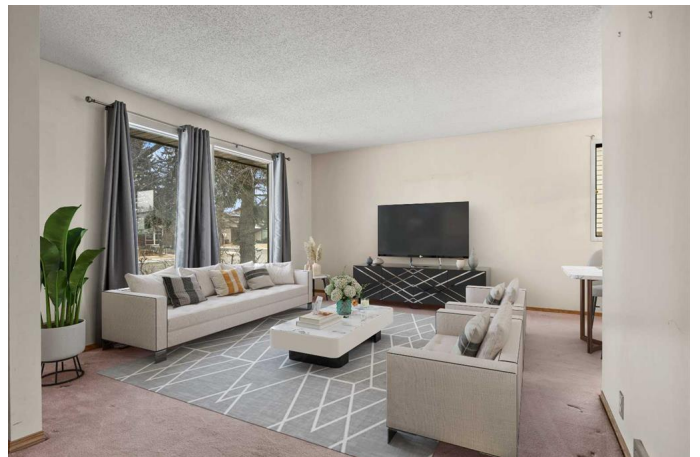
MLS® #A2204239

**\$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	4
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.