

# \$620,000 - 56 Abbotsford Place Ne, Calgary

MLS® #A2231807

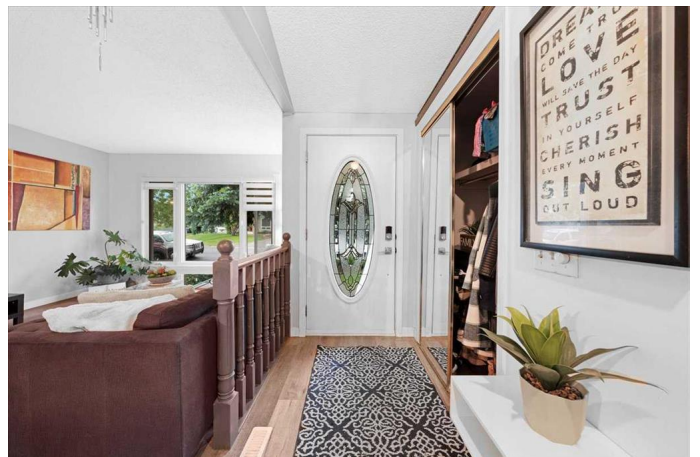
**\$620,000**

4 Bedroom, 3.00 Bathroom, 1,189 sqft

Residential on 0.12 Acres

Abbeydale, Calgary, Alberta

Spacious | Detached | 4-Level Split | Oversized Parking | Fully Developed. Welcome to a beautifully maintained 4-level split tucked into a quiet cul-de-sac in the sought-after, family-friendly community of Abbeydale. This fully developed detached home offers a perfect blend of comfort, updates, and functionality - ideal for families, first-time buyers, or investors. This home has been thoughtfully upgraded to offer both comfort and style. Enjoy new windows, blinds, and flooring throughout, along with central air conditioning for year-round comfort. The modern kitchen boasts upgraded countertops and stainless steel appliances, perfect for everyday living and entertaining. Both bathrooms have been renovated to provide a fresh, contemporary look. Additional highlights include dual hot water tanks for added efficiency and an oversized detached garage equipped with a gas line, ready for a future furnace hookup. The bright front living room welcomes you with large windows that flood the space with natural light. Enjoy the added functionality of a finished basement, complete with a spacious rec room, an additional bedroom, and laundry area. The oversized driveway provides ample parking for RVs, work trucks, or multiple vehicles, while the generous private backyard offers the perfect setting for kids, pets, or entertaining guests. Just steps from Abbeydale Elementary School, parks, and playgrounds, and with quick access to Stoney Trail, Deerfoot Trail, and Downtown



Calgary, convenience is at your doorstep.  
Whether you move in as-is or add your own  
personal touch, this home offers incredible  
value and long-term potential. Donâ€™t miss  
out - book your showing today!

Built in 1981

### Essential Information

MLS® #	A2231807
Price	\$620,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,189
Acres	0.12
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	56 Abbotsford Place Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6V7

### Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front, Off Street, Parking Pad, RV Access/Parking, Oversized
# of Garages	2

### Interior

Interior Features	No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Range
Heating	Natural Gas, Standard
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 17th, 2025
Days on Market	24
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
----------------	------------

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.