

\$390,000 - 8 Abberfield Crescent Ne, Calgary

MLS® #A2251183

\$390,000

3 Bedroom, 2.00 Bathroom, 1,230 sqft

Residential on 0.09 Acres

Abbeydale, Calgary, Alberta

Investor alert! This home has a ton of potential and is ready to begin it's next chapter. 2 storey with 3 bedroom, 3 bath, a finished basement, and a double garage. The home has a separate side entrance which leads directly to the basement. Hot water tank - 2019, shingles 2013, furnace - 2011. The home is treed with a private yard. Located on a quiet street with easy access to all amenities. Walking distance to school and nearby playground and a block to the bus stop. Don't miss out on your opportunity to view this one is priced to sell and won't last long.

Built in 1979

Essential Information

MLS® #	A2251183
Price	\$390,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,230
Acres	0.09
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active



Community Information

Address	8 Abberfield Crescent Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A6N6

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Separate Entrance
Appliances	Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 1st, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	Diamond Realty & Associates LTD.
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