

# \$550,000 - 52 Abingdon Road Ne, Calgary

MLS® #A2211171

**\$550,000**

5 Bedroom, 2.00 Bathroom, 966 sqft  
Residential on 0.12 Acres

Abbeydale, Calgary, Alberta

Welcome to this exceptional 5-bedroom bungalow in the vibrant, family-friendly community of Abbeydale!

Situated on a spacious 5,274 sq ft lot, this home offers over 1,800 sq ft of developed living space, including a legal basement suite with a private entrance—perfect for multi-generational living or rental income. The main floor welcomes you with a bright and open-concept layout featuring a spacious living room, a functional kitchen, three well-sized bedrooms, and a full 4-piece bathroom.

Downstairs, the fully self-contained basement suite includes two additional bedrooms, a full bathroom, a second kitchen, and separate laundry hookups, making it an excellent mortgage helper or guest space.

Automotive enthusiasts and hobbyists will love the fully insulated and drywalled double detached garage, along with an expansive 100-foot concrete driveway—offering parking for six or more vehicles, ideal for RVs, trailers, or extra workspace.

Enjoy the beautifully landscaped yard with fruit trees, a level lot, and easy access to a nearby playground—adding to the property's family appeal.

With quick access to the TransCanada



Highway, Genesis Centre, public transit, schools, and shopping, this move-in-ready home combines functionality, flexibility, and strong income potential in a well-established neighborhood.

Don't miss your chance to own this unique and versatile property in Abbeydale!

Built in 1982

### **Essential Information**

MLS® #	A2211171
Price	\$550,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	966
Acres	0.12
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	52 Abingdon Road Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6X6

### **Amenities**

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Garage Control(s), Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 22nd, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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