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

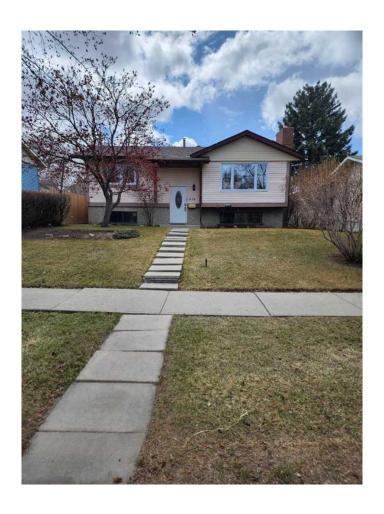
MLS® #A2211514

\$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 bedroomsâ€"2 on the main level and 2 on the lower levelâ€"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 backyardâ€"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!



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 Sr

Entrance, Vinyl Windows

Appliances Dishwasher, Electric Stove, F

Heating Natural Gas, Floor Furnace

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Brick Facing, Recreation Roc

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 2

Zoning R-CG

Listing Details

Listing Office TREC The Real Estate Company

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.