



1140 Abbeydale Drive NE
Calgary, Alberta

MLS # A2280955



\$519,900

Division: Abbeydale

Type: Residential/House

Style: Bungalow

Size: 1,155 sq.ft. **Age:** 1979 (47 yrs old)

Beds: 5 **Baths:** 2

Garage: Parking Pad

Lot Size: 0.12 Acre

Lot Feat: Rectangular Lot

Heating: Forced Air

Water: -

Floors: Laminate, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Brick, Stucco, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: No Animal Home, No Smoking Home, Separate Entrance

Inclusions: None

Discover this inviting home in the heart of Abbeydale, steps from an Elementary School, offering comfort, functionality, and excellent value. The main level features a bright and spacious living room highlighted by a cozy wood-burning fireplace, creating a warm and welcoming atmosphere. The updated kitchen provides ample cabinetry and counter space and flows seamlessly into a generous dining area, ideal for everyday living and entertaining. Three well-sized bedrooms and a full 4-piece bathroom complete the main floor. The lower level offers a separate entrance to an illegal suite with an open-concept living and kitchen area, two additional bedrooms, and a 3-piece bathroom—perfect for extended family or potential rental income. There's also a good sized storage room just outside of the rental suite. Step outside to enjoy the large backyard, ideal for relaxing and entertaining on sunny Calgary days. An excellent opportunity in a desirable neighborhood—book your private showing today.