

**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.