

# \$549,900 - 132 Abingdon Way Ne, Calgary

MLS® #A2201818

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,231 sqft

Residential on 0.12 Acres

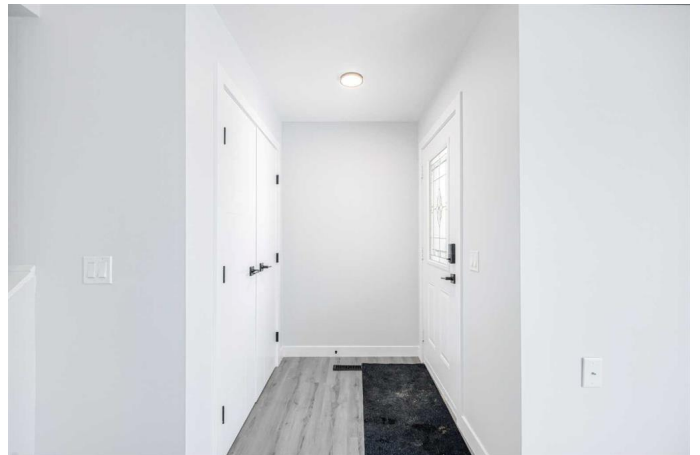
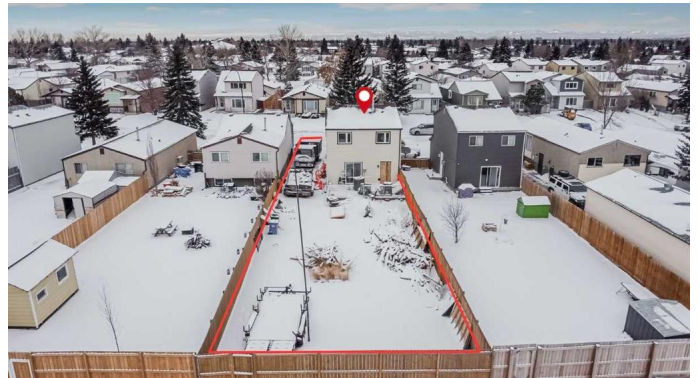
Abbeydale, Calgary, Alberta

Welcome to this fully renovated gem in the sought-after community of Abbeydale! This stunning home boasts a thoughtful transformation, with updated windows and a convenient side entrance leading directly to the illegal basement suite. Featuring 3 spacious bedrooms, 3 modern bathrooms (including a main floor bath and a private ensuite), this home is designed with both style and function in mind. Situated on a massive 5,392 SqFt lot, there is plenty of space for outdoor activities or future potential development, with the lot being zoned R-CG. Whether you're looking for a large yard to enjoy or exploring opportunities for multi-family expansion, this property offers it all. Don't miss out on the perfect blend of modern living and future potential in Abbeydale! \*Basement suite is still under construction and to be completed in following weeks\*

Built in 1980

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2201818  |
| Price          | \$549,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,231     |
| Acres          | 0.12      |
| Year Built     | 1980      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 132 Abingdon Way Ne |
| Subdivision | Abbeydale           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2A 6R8             |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Separate Entrance, Vinyl Windows                       |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Standard                                               |
| Cooling           | None                                                   |
| Fireplace         | Yes                                                    |
| # of Fireplaces   | 1                                                      |
| Fireplaces        | Electric                                               |
| Has Basement      | Yes                                                    |
| Basement          | Partially Finished, Partial                            |

### Exterior

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | None                                |
| Lot Description   | No Neighbours Behind, Zero Lot Line |
| Roof              | Asphalt Shingle                     |
| Construction      | Concrete, Wood Frame                |
| Foundation        | Poured Concrete                     |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 45               |
| Zoning         | R-CG             |

# Listing Details

Listing Office                      URBAN-REALTY.ca

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