

\$489,900 - 1191 Abbeydale Drive Ne, Calgary

MLS® #A2204239

\$489,900

5 Bedroom, 3.00 Bathroom, 1,164 sqft
Residential on 0.12 Acres

Abbeydale, Calgary, Alberta

5 BEDROOMS | 2 1/2 BATHROOMS |
4-LEVEL SPLIT | 2,200 SQFT OF LIVING
SPACE | DOUBLE DETACHED GARAGE |
Situating in the vibrant community of
Abbeydale, this spacious 5 bedroom, 2.5
bathroom 4-level split home offers over 2,200
sqft of living space. The main floor features a
bright and open living area with large windows,
leading into an attached dining room and
functional kitchen with ample cabinetry and
space for an eating area. You will enjoy the
kitchen window overlooking the backyard. Just
a few steps up, the upper level boasts a
primary bedroom with a private 2-piece
ensuite, along with two additional bedrooms
with closets and a 4-piece bathroom. The
lower level offers a cozy family room with a
brick-faced wood fireplace, fourth bedroom
that can also be used as an office or flex
space and updated 4-piece bathroom. The
fully finished basement provides even more
living space with a large recreation room,
fifth bedroom, and laundry. Throughout the
home there is an abundance of closets and
storage space to keep your personal items
out of sight. The convenient mudroom on the
main level leads to a spacious back deck with
bbq gas line, perfect for entertaining. This
home also includes a large fully fenced
backyard and double detached heated garage
with alley access. Book your showing today
and make this home yours! Photos are
virtually staged and are not an accurate
depiction of current property.



Built in 1979

Essential Information

MLS® #	A2204239
Price	\$489,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,164
Acres	0.12
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	1191 Abbeydale Drive Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6N4

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Heated Garage
# of Garages	2

Interior

Interior Features	Laminate Counters, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning, Brick Facing

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
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