

# \$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 |  
Situated 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        | Brick Facing, Family Room, Wood Burning                                                                  |

|              |                |
|--------------|----------------|
| 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 | 13              |
| Zoning         | R-CG            |

### **Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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