



**59 Abbeydale Villas NE**  
**Calgary, Alberta**

**MLS # A2294546**



**\$274,900**

<b>Division:</b>	Abbeydale		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,074 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 540
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** n/a

Welcome to this well-located end-unit townhouse in Abbeydale Villas, offering a functional layout and excellent value for both homeowners and investors. Backing onto green space, this unit enjoys added privacy, natural light, and a more open feel than many interior units in the complex, along with a west-facing deck that’s perfect for afternoon sun. The main floor features a bright living and dining area with a cozy wood-burning fireplace, along with a spacious kitchen and eating nook. Upstairs you’ll find two well-sized bedrooms, including a primary suite with its own ensuite. The fully developed basement adds additional living space with a large recreation area, bathroom, and storage. The property includes an assigned parking stall and is part of a professionally managed complex with convenient access to schools, parks, transit, and major routes. The home is currently tenant-occupied, with the tenant scheduled to vacate by May 15, 2026, creating an excellent opportunity for buyers seeking flexible and potentially quicker possession. This upcoming vacancy will allow for improved access, cleaner presentation, and a smoother transition for both owner-occupiers and investors. A great opportunity to secure an end-unit in a well established complex at a price point that stands out in today’s market.