



GRASSROOTS
REALTY GROUP

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1174 abbeydale Drive NE
Calgary, Alberta

MLS # A2333761



\$609,900

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bungalow		
Size:	975 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Landscaped, Level		

Heating:	Central, Standard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Concrete, Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to 1174 Abbeydale Drive NE, a beautifully updated home offering exceptional value, modern finishes, and incredible versatility. The main floor features a bright and inviting layout with fresh paint, new flooring, updated kitchen and bathroom finishes, and a cozy electric fireplace that creates a warm and welcoming atmosphere. The upgraded kitchen is equipped with brand-new appliances, including a French-door refrigerator, built-in microwave, and gas range, making it both stylish and functional. The separate rear entrance leads to a spacious 2-bedroom illegal suite, providing excellent flexibility for extended family living or potential rental income. This move-in-ready home is ideal for first-time buyers, growing families, and investors alike. Situated on a huge fully fenced lot, the property also features a newly built garage, gated RV parking, and a brand-new rear patio perfect for entertaining or relaxing outdoors. Conveniently located close to schools, parks, shopping, transit, and all major amenities, this property offers the perfect combination of comfort, functionality, and long-term value.