

# \$524,900 - 968 Abbotsford Drive Ne, Calgary

MLS® #A2251516

**\$524,900**

4 Bedroom, 2.00 Bathroom, 1,083 sqft

Residential on 0.14 Acres

Abbeydale, Calgary, Alberta

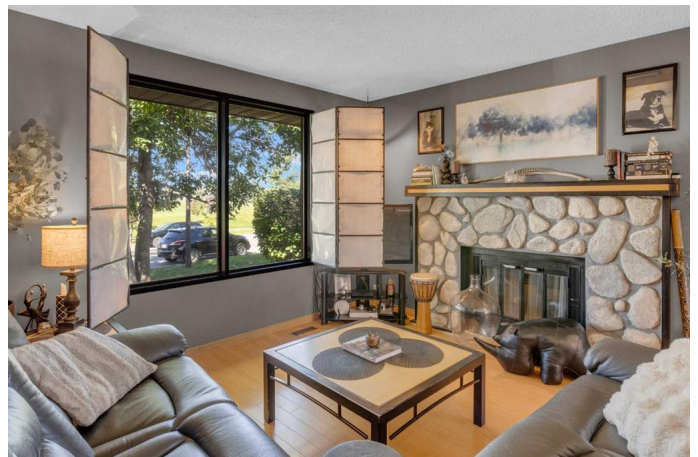
\*\*\*OPEN HOUSE SAT OCT 4th 2-3pm\*\*\*I guarantee you will be impressed the minute you walk in the door! YOU NEED TO COME AND SEE THIS PLACE!! This charming bungalow is full of character and curb appeal, offering a welcoming first impression the moment you arrive. Step inside to a bright front living room, where a striking stone-faced wood burning fireplace creates a cozy focal point. The spacious kitchen (reno 2015) is well-equipped with stainless steel appliances (brand new dishwasher), generous counter space, and plenty of cabinetry for all your storage needs. The main floor hosts three comfortable bedrooms, including the primary suite, along with a full 4-piece bathroom (reno 2022). Downstairs, the fully developed lower level expands your living space with an additional bedroom, bathroom (2016 reno), and a large rec room—perfect for movie nights, hobbies, or a home gym. Outside, enjoy a large yard with a patio that's ideal for summer gatherings, plus the convenience of a detached garage and a custom built hot tub in 2019!. Both garage and house roofs replaced 2016! A well-rounded home inside and out, this property is ready to welcome its next owners.

Built in 1978

## Essential Information

MLS® #

A2251516



|                |             |
|----------------|-------------|
| Price          | \$524,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,083       |
| Acres          | 0.14        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 968 Abbotsford Drive Ne |
| Subdivision | Abbeydale               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2A 5Y6                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Wood Burning                                                                                                     |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

### Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                        |
|-----------------|----------------------------------------|
| Lot Description | Back Lane, Back Yard, Front Yard, Lawn |
| Roof            | Asphalt Shingle                        |
| Construction    | Stucco, Wood Siding                    |
| Foundation      | Poured Concrete                        |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 26th, 2025 |
| Days on Market | 57                |
| Zoning         | R-CG              |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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