# \$550,000 - 52 Abingdon Road Ne, Calgary

MLS® #A2211171

## \$550,000

5 Bedroom, 2.00 Bathroom, 966 sqft Residential on 0.12 Acres

Abbeydale, Calgary, Alberta

Welcome to this exceptional 5-bedroom bungalow in the vibrant, family-friendly community of Abbeydale!

Situated on a spacious 5,274 sq ft lot, this home offers over 1,800 sq ft of developed living space, including a legal basement suite with a private entranceâ€"perfect for multi-generational living or rental income. The main floor welcomes you with a bright and open-concept layout featuring a spacious living room, a functional kitchen, three well-sized bedrooms, and a full 4-piece bathroom.

Downstairs, the fully self-contained basement suite includes two additional bedrooms, a full bathroom, a second kitchen, and separate laundry hookups, making it an excellent mortgage helper or guest space.

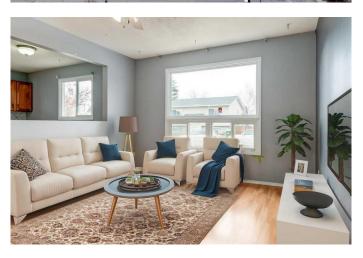
Automotive enthusiasts and hobbyists will love the fully insulated and drywalled double detached garage, along with an expansive 100-foot concrete drivewayâ€"offering parking for six or more vehicles, ideal for RVs, trailers, or extra workspace.

Enjoy the beautifully landscaped yard with fruit trees, a level lot, and easy access to a nearby playgroundâ€"adding to the property's family appeal.

With quick access to the TransCanada







Highway, Genesis Centre, public transit, schools, and shopping, this move-in-ready home combines functionality, flexibility, and strong income potential in a well-established neighborhood.

Don't miss your chance to own this unique and versatile property in Abbeydale!

Built in 1982

Year Built

### **Essential Information**

MLS® # A2211171 Price \$550,000

Bedrooms 5
Bathrooms 2.00
Full Baths 2
Square Footage 966
Acres 0.12

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 52 Abingdon Road Ne

1982

Subdivision Abbeydale
City Calgary
County Calgary
Province Alberta

Postal Code T2A 6X6

#### **Amenities**

Parking Spaces 5

Parking Double Garage Detached

# of Garages 2

# Interior

Interior Features See Remarks

Appliances Garage Control(s), Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Suite

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 22nd, 2025

Days on Market 9

Zoning R-CG

# **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.