



1140 Abbeydale Drive Calgary Alberta

\$519,900

Discover this inviting home in the heart of Abbeydale, steps from an Elementary School, offering comfort, functionality, and excellent value. The main level features a bright and spacious living room highlighted by a cozy wood-burning fireplace, creating a warm and welcoming atmosphere. The updated kitchen provides ample cabinetry and counter space and flows seamlessly into a generous dining area, ideal for everyday living and entertaining. Three well-sized bedrooms and a full 4-piece bathroom complete the main floor. The lower level offers a separate entrance to an illegal suite with an open-concept living and kitchen area, two additional bedrooms, and a 3-piece bathroom—perfect for extended family or potential rental income. There's also a good sized storage room just outside of the rental suite. Step outside to enjoy the large backyard, ideal for relaxing and entertaining on sunny Calgary days. An excellent opportunity in a desirable neighborhood—book your private showing today. (id:6769)

Bedroom 9.92 Ft x 14.33 Ft

Bedroom 12.75 Ft x 10.08 Ft

3pc Bathroom Measurements not available

Primary Bedroom 12.08 Ft x 12.67 Ft

Bedroom 11.42 Ft x 8.00 Ft

Bedroom 11.50 Ft x 11.00 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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