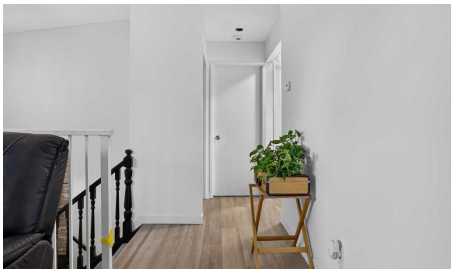
1051 Abbeydale Drive NE

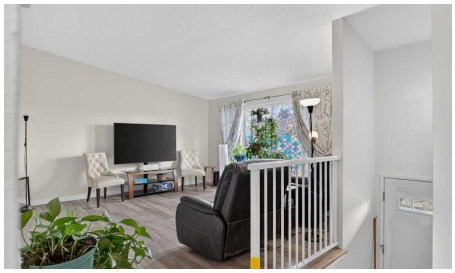
Calgary | Active | MLS® A2355109

$475,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1978**	**966.12 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Welcome to 1051 Abbeydale Drive, a 3 bedroom, 2 bathroom bi-level in the established community of Abbeydale. The bright main level is filled with natural light and features brand new laminate flooring (2026), along with a brand new stove and dishwasher (2026). New carpet on the stairs (2026) and new basement flooring (2025) and new paint in the main areas giving you a great head start, with plenty of opportunity to add your own finishing touches over time. Outside, the oversized backyard is ready for summer entertaining, with plenty of room to play, garden and host. A double detached garage, RV parking and a back gate add rare flexibility for trailers, toys and extra vehicles. Schools and shopping are just minutes away, with easy access to the rest of the city. A great fit for families, first-time buyers or anyone looking for yard space, parking and a home they can make their own. Note - Front doors have been professionally painted since the listing photos were taken.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355109
Bedrooms	3
Bathrooms	2
Year Built	1978
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bi-Level
Total Living Area:	966.12 sq. ft.
Main Level Finished Area:	44.92 sq. ft.
Upper Level Finished Area:	921.2 sq. ft.

Below Grade Finished Area:	819.24 sq. ft.
Acreage:	No
Lot Area:	5,059 sq. ft.
Lot Frontage:	14'½"
Front Exposure:	Southeast
Levels:	Bi-Level
Total Rooms Above Grade:	4
Year built:	1978 (Age: 48)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7711500
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Laminate
Cooling:	None
Fireplaces:	0

Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Abbeydale
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Refrigerator, Washer
Inclusions:	Refrigerator in basement, shed, permanent Govee lights on the house(app controlled), curtains and curtain rods in basement recreation room and laundry room, wooden shelving in garage, wooden work bench in garage
Restrictions:	None Known
Main Floor	Bedroom · 11'6" × 11'4" ·
Main Floor	Kitchen · 16'2" × 11'5" ·
Main Floor	Living Room · 15'5" × 14'7" ·
Main Floor	Bedroom - Primary · 15'6" × 11'4" ·
Basement	Bedroom · 12'9" × 10'7" ·
Basement	Laundry · 10'10" × 10'9" ·
Basement	Game Room · 23'11" × 14'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Closet Organizers, Laminate Counters
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Rectangular Lot

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-C2
Listed Date:	Oct 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1051-abbeydale-drive-ne-calgary-a2355109/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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