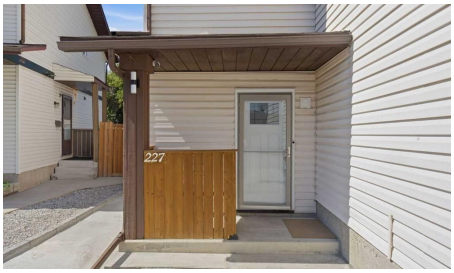
227 Abalone Place NE

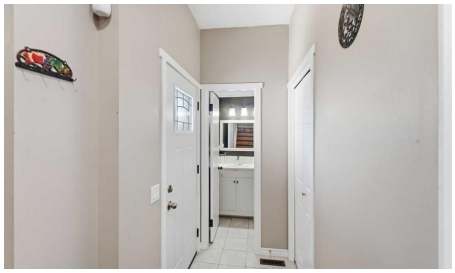
Calgary | Active | MLS® A2354278

$439,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1980**	**1,252.14 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Prep Ultra Realty Ltd.

A closer look

Welcome to this beautifully maintained and thoughtfully renovated and updated half duplex, ideally situated on a quiet cul-de-sac in the established community of Abbeydale with back alley paved. Recent upgrades include, new flooring, new windows, recently painted, renovated washrooms, updated appliances, central air conditioner. Offering excellent curb appeal and a spacious driveway with parking for up to four vehicles, this home combines comfort, functionality, and convenience.

Step inside to a bright and inviting living room that flows seamlessly into the dining area and well-appointed kitchen, complete with stainless steel appliances and plenty of cabinet space. A convenient 2-piece bathroom completes the main floor.

Upstairs, you'll find a generously sized primary bedroom along with additional spacious bedrooms, making this home ideal for families. The tasteful updates throughout create a modern, move-in-ready feel.

The fully developed basement features a large recreation room that's perfect for entertaining, movie nights, or a play area, along with an additional bedroom and a dedicated laundry area for added convenience.

Outside, enjoy a covered patio overlooking the beautifully maintained backyard-an ideal space for relaxing, hosting family gatherings, or enjoying summer evenings.

Located close to schools, parks, shopping, public transit, and other everyday amenities, this exceptional home offers outstanding value in a family-friendly neighbourhood. Don't miss your opportunity to make this Abbeydale gem your own!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354278
Bedrooms	4
Bathrooms	2
Year Built	1980
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,252.14 sq. ft.
Main Level Finished Area:	654.05 sq. ft.
Below Grade Finished Area:	494.25 sq. ft.
Lot Area:	2,820 sq. ft.
Lot Frontage:	28'2"
Front Exposure:	Southeast
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1980 (Age: 46)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7811081
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Laminate, Tile
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Off Street, Parking Pad
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Abbeydale
Appliances:	Central Air Conditioner, Dishwasher, Gas Range, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	None
Restrictions:	None Known
Main Floor	Dining Room · 11'8" × 10'10" ·
Main Floor	Kitchen · 11'7" × 8'11" ·
Main Floor	Living Room · 16'11" × 13'3" ·
Upper Level	Bedroom · 10'7" × 9' ·
Upper Level	Bedroom · 12'3" × 9'9" ·
Upper Level	Bedroom - Primary · 13'3" × 13'1" ·
Basement	Bedroom · 22'7" × 8'6" ·
Basement	Laundry · 9'8" × 8'11" ·

Basement	Game Room · 14'9" × 12'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Storage
Exterior Features:	BBQ gas line, Lighting, Private Entrance, Private Yard, Rain Gutters, Storage
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Garden, Landscaped, Lawn
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-C2
Listed Date:	Oct 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/227-abalone-place-ne-calgary-a2354278/

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

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