23 Abbercove Road SE

Calgary | Active | MLS® A2327410

$422,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1982**	**991.29 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX Key

A closer look

Hot new price --Welcome to this bright and inviting 3-bedroom bungalow on a quiet street in the heart of Abbeydale. Perfectly positioned with a backyard backing onto green space, this home offers privacy, natural light, and a peaceful setting. Step inside to discover new laminate flooring throughout the main level and an abundance of sunshine streaming into the south-facing living room and eat-in kitchen. The functional kitchen features a moveable island, allowing you to customize the space for everyday living or entertaining as well as custom pull-out drawers. Three bedrooms and a full 4-piece bathroom complete the main floor. Enjoy year-round comfort with central air conditioning, plus the peace of mind that comes with a high-efficiency furnace and hot water on demand, both replaced approximately five years ago. Newer vinyl windows throughout add to the home's energy efficiency and value. The separate side entrance leads to a developed basement offering excellent flexibility. It features a spacious living area, a large kitchen, a 3-piece bathroom, and an additional room that could easily become a legal bedroom with the addition of a compliant egress window, making it an ideal setup for extended family or future income potential (subject to City approval). Outside, you'll love the fully fenced backyard with a ground-level deck, perfect for summer BBQs, relaxing in the sunshine, or watching the kids play in the green space beyond. The rear lane provides convenient access and future garage potential if desired. Whether you're a first-time buyer, growing family, or investor, this well-maintained home offers exceptional value in a fantastic location close to parks, schools, shopping, transit, and major commuter routes.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2327410
Bedrooms	4
Bathrooms	2
Year Built	1982
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:	Bungalow
Total Living Area:	991.29 sq. ft.
Main Level Finished Area:	991.29 sq. ft.
Below Grade Finished Area:	834.73 sq. ft.
Acreage:	No
Lot Area:	3,509 sq. ft.
Lot Frontage:	34'6¼"
Front Exposure:	Southeast
Levels:	One
Total Rooms Above Grade:	5
Year built:	1982 (Age: 44)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	8111757
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Laminate
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Off Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Lower Level
City Quadrant:	Southeast
Community:	Abbeydale
Appliances:	Central Air Conditioner, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	pergola, back shed
Restrictions:	None Known
Main Floor	Bedroom · 12'11" × 8'5" ·
Main Floor	Bedroom · 10'8" × 7'10" ·
Main Floor	Kitchen · 14'2" × 11'5" ·
Main Floor	Living Room · 14'7" × 11'3" ·
Main Floor	Bedroom - Primary · 12'11" × 11'6" ·
Lower Level	Bedroom · 16'4" × 10'5" ·
Lower Level	Kitchen · 11'3" × 11'3" ·
Lower Level	Game Room · 22'4" × 10'4" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Breakfast Bar
Exterior Features:	Private Yard
Patio And Porch Features:	Patio

Lot Features:	Back Lane, Back Yard, Backs on to Park/Green Space, Level
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Jul 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/23-abbercove-road-se-calgary-a2327410/

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