43 Abbercove Road SE

Calgary | Active | MLS® A2309571

$399,999









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1981**	**950.55 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Gold

A closer look

Welcome to this well-maintained bi-level home situated on a desirable corner lot in the family-friendly community of Abbeydale. Conveniently located close to schools, parks, playgrounds, shopping, transit services, and with easy access to major roadways, this property is perfect for first-time buyers, investors, or growing families.
This charming home offers a total of 4 bedrooms and 2 full bathrooms. The main floor features a bright and spacious living room with a large southeast-facing window that fills the space with natural light. The kitchen is combined with the dining area and includes a patio door leading to the deck, providing easy access to the backyard for outdoor enjoyment and entertaining.
The main level also includes 2 generously sized bedrooms and a 4-piece bathroom. The fully developed basement offers a large recreation room, an additional bedroom, another 4-piece bathroom, and an office that can easily be used as a fourth bedroom, making this layout ideal for a young family or home office needs.
Don’t miss this excellent opportunity to own an affordable home in a convenient location. Be the first to view this wonderful property!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2309571
Bedrooms	3
Bathrooms	2
Year Built	1981
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:	950.55 sq. ft.
Main Level Finished Area:	950.55 sq. ft.

Below Grade Finished Area:	795 sq. ft.
Acreage:	No
Lot Area:	4,165 sq. ft.
Lot Frontage:	38'5"
Front Exposure:	Southeast
Levels:	Bi-Level
Total Rooms Above Grade:	5
Year built:	1981 (Age: 45)
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:	8111757
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	Off Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southeast
Community:	Abbeydale
Appliances:	Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	None
Restrictions:	Airspace Restriction
Main Floor	Living Room · 15'8" × 10'9" ·
Main Floor	Kitchen With Eating Area · 15'7" × 10'9" ·
Main Floor	Bedroom · 15'7" × 10'1" ·
Main Floor	Bedroom · 12'3" × 11' ·
Main Floor	Foyer · 8'3" × 6'4" ·
Basement	Living Room · 19'11" × 13'1" ·
Basement	Office · 12' × 8' ·
Basement	Bedroom · 13'7" × 9'4" ·
Basement	Storage · 5'10" × 4'5" ·
Title to Land:	Fee Simple
Community Features:	Airport/Runway, Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0

Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	May 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/43-abbercove-road-se-calgary-a2309571/

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