# 44 Abingdon Court NE

Calgary | Active | MLS® A2350373

**$460,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **2** | **1980** | **1,394.13 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by CIR Realty

# A closer look

3 plus 1 bedrooms & 2 bathrooms, quiet community area - walking distance to school. The pergola, storage sheds & large pie shaped fenced yard is ready for you, the kids and pets. There is a single garage in the back (but it is used as a workshop). There is a garage door on the shed for easy access for your lawn mower etc.. There is no access from the front or back of the lot for a drive way access. The large deck is waiting for you and your family to enjoy. If gardening is your talent, this home will make you very happy. The living room has a wood burning fireplace and patio doors going onto the deck. The kitchen has ample white cabinets, good counter space, dishwasher, fridge & stove. The dining area has bay windows, allowing lots of natural light in. The main floor has a 2-piece bathroom and storage closet. From the main entrance landing & off to the right side is the stairs going up to the 3 good size bedrooms and 4-piece bath. The lower level is mostly developed - this area has been used as a gym, rec room, office and reading space - so make it yours! The washer & dryer is in the lower level and under the stairs is additional storage space. All appliances are included. The 4th bedroom is ready for your visitors. The kids can walk to school in 10 minutes. Close to busing, schools, shopping, restaurants, church & parks. Call your realtor to arrange a private viewing today. Immediate possession is possible.

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2350373 |
| **Bedrooms** | 4 |
| **Bathrooms** | 2 |
| **Year Built** | 1980 |
| **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:** | 2 Storey |
| **Total Living Area:** | 1,394.13 sq. ft. |

| | |
|---|---|
| **Main Level Finished Area:** | 726.63 sq. ft. |
| **Upper Level Finished Area:** | 667.5 sq. ft. |
| **Below Grade Finished Area:** | 640 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 7,265 sq. ft. |
| **Lot Frontage:** | 24'5¾" |
| **Lot Details:** | 7.46x44.48x30.51x30.56 |
| **Front Exposure:** | Southeast |
| **Levels:** | Two |
| **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:** | 8010247 |
| **Heating:** | Forced Air, Natural Gas |
| **Basement:** | Full, Partially Finished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Vinyl Siding, Wood Frame |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |

| | |
|---|---|
| **Flooring:** | Laminate |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Family Room, Fire Pit, Tile, Wood Burning |
| **Garage:** | No |
| **Garage Spaces:** | 1 |
| **Parking:** | Off Street, On Street |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | In Basement |
| **City Quadrant:** | Northeast |
| **Community:** | Abbeydale |
| **Appliances:** | Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| **Inclusions:** | none |
| **Restrictions:** | None Known |
| **Main Floor** | Entrance · 5'4" × 4'6" · |
| **Main Floor** | Kitchen · 15' × 9'7" · |
| **Main Floor** | Dining Room · 10' × 8' · |
| **Main Floor** | Living Room · 17' × 13' · |
| **Upper Level** | Bedroom - Primary · 17'5" × 10'2" · |
| **Upper Level** | Bedroom · 13'5" × 9' · |
| **Upper Level** | Bedroom · 12'4" × 9'9" · |
| **Lower Level** | Family Room · 12'4" × 11'4" · |
| **Lower Level** | Flex Space · 12'2" × 7'2" · |
| **Lower Level** | Bedroom · 10'2" × 10' · |

| | |
|---|---|
| **Lower Level** | Furnace/Utility Room · 5'10" × 5'8" · |
| **Lower Level** | Laundry · 5'2" × 4'8" · |
| **Lower Level** | Storage · 7'7" × 2'9" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Playground, Schools Nearby, Shopping Nearby |
| **Interior Features:** | Ceiling Fan(s), No Animal Home, No Smoking Home, Storage, Vinyl Windows |
| **Exterior Features:** | Fire Pit, Garden, Playground, Private Yard, Storage |
| **Patio And Porch Features:** | Balcony(s), Deck, Pergola |
| **Lot Features:** | Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped, Pie Shaped Lot, Private, Treed |
| **Num. of Parcels:** | 0 |
| **Outbuildings:** | Equipment Storage, Shed, Shop |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone NE |
| **Zoning:** | R-CG |
| **Listed Date:** | Oct 24, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/44-abingdon-court-ne-calgary-a2350373/

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

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