56 Aberfoyle Place NE

Calgary | Active | MLS® A2345892

$489,956









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1981**	**1,036.92 sq. ft.**

Your next move starts with a conversation.

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Listed by Real Estate Professionals Inc.

A closer look

Welcome to this wonderful place to raise a family on a quiet cul-de-sac with a huge yard. Your new 5-bedroom 2 full-bathroom home with a double garage is perfect for a growing family. You will have peace of mind knowing that your new home comes complete with a newer high efficiency furnace installed in 2022, A newer hot water tank less than 5 years old and a roof approximately 10 years old. You will also appreciate an upgraded kitchen & updated main bathroom. You will enjoy having access to the huge private yard from two separate doors. The home has quality hardwood flooring and many customized closets. Your kitchen has plenty of counter space, a separate dining area & lots of storage. Your main floor bathroom has a large soaker tub perfect for relaxing. Handy large, organized closets in all rooms will be very much appreciated by everyone. Your basement is fully developed, with a full bathroom, 2 bedrooms, an office area and a living room and kitchen area. Plenty of storage downstairs and in your detached insulated double garage.as well. Come and enjoy the expansive yard and see this hidden gem.
COMMUNITY:
Abbeydale is the kind of neighborhood that feels like a well-kept secret. While it was annexed from the M.D. of Rocky view back in 1976, it hasn’t stopped evolving. In fact, between 2011 and 2016, the population jumped by nearly eight percent. People are flocking here for a reason. Even though the community is bordered by major routes like Stoney Trail and the Trans-Canada Highway, the interior remains remarkably peaceful. It’s the perfect spot for those who want city access without the constant hum of city traffic. If you’re looking for a place where the kids can actually run around, Abbeydale delivers. The community is packed with: Nearly a dozen parks and lush green spaces. Plentiful playgrounds for weekend energy burns. Lower-than-average house prices that make homeownership a reality.
The Abbeydale Community Center is the heart of the neighborhood. It’s famous for its youth programs and even boasts a bit of provincial glory; it hosted the 2002 Alberta Youth Dart Championship! But it’s not just about darts.
The community offers a balanced lifestyle for all ages: For Kids: Two primary schools and reliable before-and-after school care. For Athletes: Numerous sports programs and active leagues. For Adults: Karaoke nights, cribbage tournaments, and local pub nights.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345892
Bedrooms	5
Bathrooms	2
Year Built	1981
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo

Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	1,036.92 sq. ft.
Main Level Finished Area:	1,036.92 sq. ft.
Below Grade Finished Area:	922.35 sq. ft.
Acreage:	No
Lot Area:	6,350 sq. ft.
Lot Frontage:	25'
Front Exposure:	West
Unit Exposure:	West
Levels:	One
Total Rooms Above Grade:	6
Year built:	1981 (Age: 45)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	8010247
Heating:	High Efficiency, Forced Air, Natural Gas
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:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Concrete Driveway, Double Garage Detached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Off Street, RV Access/Parking
Parking Places:	5
Parking Total/Covered:	5 / -
Laundry Features:	In Basement, Laundry Room
City Quadrant:	Northeast
Community:	Abbeydale
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Water Softener, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 16' × 11'5" ·
Main Floor	Bedroom - Primary · 12'8" × 11'5" ·
Main Floor	Bedroom · 12'8" × 8'3" ·
Main Floor	Bedroom · 10' × 8'5" ·
Main Floor	Kitchen · 12'8" × 9'4" ·
Main Floor	Entrance · 7' × 3' ·

Main Floor	Dining Room · 11'3" × 9'10" ·
Lower Level	Storage · 7'6" × 6'4" ·
Lower Level	Family Room · 12'2" × 11'1" ·
Lower Level	Bedroom · 11'5" × 9'9" ·
Lower Level	Bedroom · 11'3" × 9'1" ·
Lower Level	Furnace/Utility Room · 6' × 5'4" ·
Lower Level	Office · 8'6" × 8'1" ·
Lower Level	Laundry · 6'6" × 6' ·
Lower Level	Furnace/Utility Room · 6' × 5'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Tennis Court(s), Walking/Bike Paths
Interior Features:	Closet Organizers, Laminate Counters, Pantry, Separate Entrance, Storage
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Front Porch, Patio
Lot Features:	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Irregular Lot, Level, Low Maintenance Landscape, No Back Lane, No Neighbours Behind, Pie Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Sep 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/56-aberfoyle-place-ne-calgary-a2345892/

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