\$599,000 - 1171 Abbeydale Drive Ne, Calgary

MLS® #A2231771

\$599,000

5 Bedroom, 3.00 Bathroom, 1,011 sqft Residential on 0.13 Acres

Abbeydale, Calgary, Alberta

* Rare Opportunity in Abbeydale | Generous Lot | BACKYARD PLAYGROUND | Basement Suite (Illegal) with Separate Entrance | Oversized Garage |Central A/C *

Welcome to this exceptional home offering the perfect blend of space, thoughtful upgrades, and an unbeatable location â€" situated just a 5-minute walk to Abbeydale Park, renowned schools including Abbeydale School (Calgary Board of Education), St. Kateri Tekakwitha School, and Eastside Christian Academy, and quick access to Memorial Drive & 68 ST NE for easy commuting. 8 minutes WALK to 3 popular restaurants, perfect for dining out or casual meetups.

1822+ sqft of Versatile Living â€" 5 Bedrooms with conversion potential of 6 Bedrooms | 3 Bathrooms | Separate Entrance | Laundry on Both Levels! The Backyard opens directly to a playground! Enjoy your own extended outdoor haven just beyond your fence with kids' laughter echoing, or a peaceful retreat with your close neighbours where joy, connection and community life just steps away.

The primary bedroom, complete with an in-suite bathroom is ready to be claimed as your private retreat, The bright living and dining areas lead to a covered backyard deck, offering a calming oasis during summer â€" perfect for BBQs and relaxing evenings.







Downstairs, a fully finished 2-bedroom basement suite (illegal) with a separate entrance,, a 2nd kitchen and independent laundry facilities offer excellent flexibility for an extended family, guests, or mortgage-assisting rental income. The expansive living room boasts a fireplace that invites your family to gather, share stories, and create cherished memories that may last a lifetime. Meanwhile, busier families can easily convert space into a 6th bedroom or multipurpose room to suit your needs.

Be impressed by its generous parking space available! The oversized double detached garage measures 23'5" by 23'8", accommodating two large vehicles or 3 compact ones comfortably. Itâ€[™]s also perfect for extra storage, a workshop, or your hobby space.

The expansive concrete front driveway offers abundant parking space for 3+ vehicles, welcoming guests with ease and convenience every day.

Stay cool and comfortable all summer long with central air conditioning! Perfectly designed to keep you refreshed during Calgary's warmest months!

Set on a generously sized 5,574 sqft (518 sqm) lot, notably larger than the average in Abbeydale, this property offers tremendous value and versatility, providing ample space for outdoor entertaining, gardening, or future home expansion.

Recent Quality Upgrades also include a Newer furnace and energy-efficient windows installed in 2023, enhancing comfort and reducing utility costs.

This home offers a rare chance to own a

move-in-ready property with incredible income potential, spacious living, and a fantastic location in one of Calgary's most accessible and family-friendly neighborhoods. Don't miss this outstanding opportunity â€" schedule your private tour today and experience the best of Abbeydale living!

Built in 1979

Essential Information

MLS® #	A2231771
Price	\$599,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,011
Acres	0.13
Year Built	1979
Туре	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

1171 Abbeydale Drive Ne
Abbeydale
Calgary
Calgary
Alberta
T2A 6N4

Amenities

Parking Spaces	5
Parking	Alley Access, Concrete Driveway, Double Garage Detached, Driveway, Garage Door Opener, Oversized, Parking Pad, Garage Faces Rear, Rear Drive
# of Garages	2

Interior

Interior Features Appliances	No Animal Home, No Smoking Home, Separate Entrance, Storage Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Washer, Convection Oven	
Heating	Combination, ENERGY STAR Qualified Equipment	
Cooling	Central Air, ENERGY STAR Qualified Equipment	
Fireplace	Yes	
# of Fireplaces	1	
Fireplaces	Basement, Gas	
Has Basement	Yes	
Basement	Exterior Entry, Partial, Partially Finished, Suite	
Exterior		
Exterior Features	Playground, Private Entrance, Private Yard, Storage, Outdoor Grill	
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours Behind, Private, Irregular Lot	
Roof	Asphalt Shingle	
Construction	Stucco	
Foundation	Poured Concrete	

Additional Information

Date Listed	July 5th, 2025
Days on Market	7
Zoning	RC-G

Listing Details

Listing Office RE/MAX Complete Realty

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