

**959 Abbeydale Drive NE**  
**Calgary, Alberta**

**MLS # A2166524**



**\$500,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Abbeydale   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 4 Level Split   |               |                   |
| <b>Size:</b>     | 1,171 sq.ft.  | <b>Age:</b>   | 1979 (45 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, Oversized, Rear Drive, RV Access/Parking    |               |                   |
| <b>Lot Size:</b> | 0.13 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Garden, Landscaped, Rectangular Lot |               |                   |

|                    |  |                   |      |
|--------------------|--|-------------------|------|
| <b>Heating:</b>    | High Efficiency, Forced Air, Natural Gas                 | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Parquet                            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                          | <b>Zoning:</b>    | R-C2 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Central Vacuum, No Animal Home, No Smoking Home, Storage |                   |      |

**Inclusions:** Vacuum system and existing attachments

Your new home is a fully developed, well maintained family home that has been lovingly cared for by the current owners for the past 45 years! You will love the great curb appeal that is highlighted by updated vinyl siding, brick accent, newer roof shingles and interlocking patio stones walkway. With a total of over 2100 square feet of development which includes a total of 5 bedrooms, 3 bathrooms and an abundance of various rooms you will be sure not to run out of space for your growing family. The main floor features a bright and spacious living room (with a bow window), a dining room which is a great place to gather for meals with family and friends and a well-layed out kitchen with an abundance of cabinetry and counter space and an eating area. Easy access to the sunny, west facing 23' X 13' deck, concrete patio, completely fenced in yard and garden area. On the upper level you will find 3 generous sized bedrooms including the primary bedroom that is complete with an ensuite bath and a wall to wall closet. The third level boasts a large yet cozy family room complete with a gas fireplace, a good sized bedroom and another full bath. The basement level has a large room that can easily be used for a rec room or games room, a fifth bedroom(window not to code), a laundry area and tons of storage in the crawl space. There are many great features such as an abundance of parquet flooring, newer furnace, water tank, dishwasher, washer and dryer and much more. Your vehicles will enjoy the double oversized garage and there is also a concrete RV pad. This unbeatable location is within walking distance of 2 schools, transit, shopping, community association, close to various amenities and easy access to major thoroughfares.