

52 Abingdon Road NE
Calgary, Alberta

MLS # A2211171



\$550,000

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bungalow		
Size:	966 sq.ft.	Age:	1982 (43 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Electric Stove x2, Washer x2, Dryer x2, , Refrigerator x2, Hood Fan x2

Welcome to this exceptional 5-bedroom bungalow in the vibrant, family-friendly community of Abbeydale! Situated on a spacious 5,274 sq ft lot, this home offers over 1,800 sq ft of developed living space, including a legal basement suite with a private entrance—perfect for multi-generational living or rental income. The main floor welcomes you with a bright and open-concept layout featuring a spacious living room, a functional kitchen, three well-sized bedrooms, and a full 4-piece bathroom. Downstairs, the fully self-contained basement suite includes two additional bedrooms, a full bathroom, a second kitchen, and separate laundry hookups, making it an excellent mortgage helper or guest space. Automotive enthusiasts and hobbyists will love the fully insulated and drywalled double detached garage, along with an expansive 100-foot concrete driveway—offering parking for six or more vehicles, ideal for RVs, trailers, or extra workspace. Enjoy the beautifully landscaped yard with fruit trees, a level lot, and easy access to a nearby playground—adding to the property’s family appeal. With quick access to the TransCanada Highway, Genesis Centre, public transit, schools, and shopping, this move-in-ready home combines functionality, flexibility, and strong income potential in a well-established neighborhood. Don’t miss your chance to own this unique and versatile property in Abbeydale!