

875 Abbotsford Drive NE
Calgary, Alberta

MLS # A2211514



\$514,900

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	970 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, On Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, City Lot, Garden, Interior Lot, Landscaped, Lawn, Rectangular Lot		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Welcome to this spacious and beautifully updated bi-level home, ideally situated on a large lot in the highly sought-after community of Abbeydale. Perfectly located just steps from schools, playgrounds, public transit, and major routes including 16th Avenue and Stoney Trail, this home offers both convenience and comfort. You'll also love the close proximity to shopping and the vibrant International Avenue. Inside, the home features a generous layout with 4 bedrooms—2 on the main level and 2 on the lower level—along with 2 full bathrooms and two spacious family rooms, making it ideal for growing families or those seeking extra space. Recently refreshed, the home boasts brand-new carpet, fresh paint throughout, and new vinyl plank flooring for a modern and clean look. Enjoy cozy evenings by the fireplace in the bright and airy lower level, which is enhanced by large windows that allow natural light to pour in. Additional highlights include vinyl windows on the main floor, a high-efficiency furnace, a large storage room, and convenient laundry space. Step outside to a massive south-facing backyard—perfect for enjoying all-day sun, planting your vegetable garden, or entertaining guests. The oversized, insulated, and heated garage adds even more value and year-round functionality. This move-in-ready home combines functionality, updates, and location, making it a must-see!