1059 Abbeydale Drive NE
Calgary, Alberta

MLS # A2167476

$574,900

Division:	Abbeydale
Type:	Residential/House
Style:	Bungalow

Size:	955 sq.ft.	**Age:**	1978 (46 yrs old)
Beds:	5	**Baths:**	2 full / 1 half

Garage:	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Oversiz
Lot Size:	0.12 Acre
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Leve

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Ceramic Tile, Vinyl Plank		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite		**LLD:**	-
Exterior:	Vinyl Siding		**Zoning:**	R-C2
Foundation:	Poured Concrete		**Utilities:**	-
Features:	Kitchen Island, Separate Entrance, Storage, Sump Pump(s)			

Inclusions:	Wooden desk in the basement and shelving in garage included

OPEN HOUSE: Saturday: 12-2pm AND Sunday: 1-3pm Welcome to this cozy and charming bungalow in the heart of Abbeydale, Calgary! Featuring 5 bedrooms (3 upstairs and 2 downstairs) and 2.5 bathrooms, this home offers space for everyone, making it perfect for a live-up, rent-down scenario with its full illegal suite downstairs, which includes a separate entrance and laundry.The main level boasts an open and thoughtful layout with beautiful hardwood and luxury vinyl flooring, 2 bedrooms, a master bedroom with a half bath, and a bright, open living room framed by floor-to-ceiling windows.Downstairs, you'll find 2 more bedrooms, a full bathroom, a laundry unit, and a complete kitchen equipped with a sink, stove, and refrigerator.Sitting on a large lot, the property includes an oversized double detached garage and still has room for RV parking, complete with an RV gate! The spacious, flat backyard is ready for your personal touches. Just steps from schools, parks, and with easy access to Stoney Trail, this home is a perfect blend of comfort and opportunity—ideal for those looking to settle in or invest!