

\$589,000 - 1171 Abbeydale Drive Ne, Calgary

MLS® #A2231771

\$589,000

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

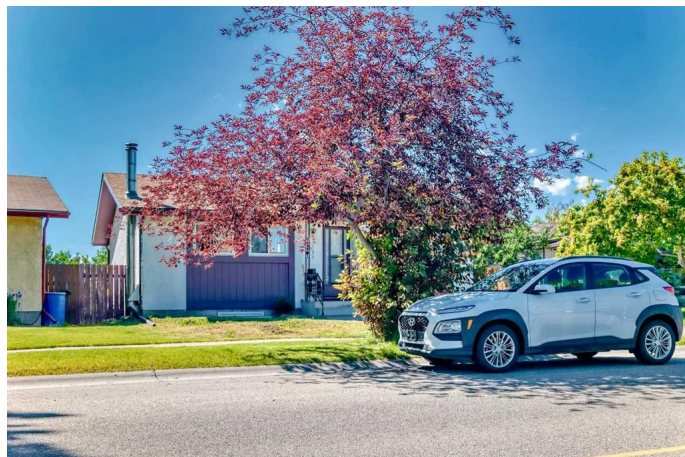
Abbeydale, Calgary, Alberta

* 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 – 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 – 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 – 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 – schedule your private tour today and experience the best of Abbeydale living!

Built in 1979

Essential Information

MLS® #	A2231771
Price	\$589,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,011
Acres	0.13
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1171 Abbeydale Drive Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6N4

Amenities

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

Interior

Interior Features	No Animal Home, No Smoking Home, Separate Entrance, Storage
Appliances	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	Gas, Basement
Has Basement	Yes
Basement	Exterior Entry, Suite, Partial, Partially Finished

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, Irregular Lot, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 5th, 2025
Days on Market	30
Zoning	RC-G

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.