\$550,000 - 52 Abingdon Road Ne, Calgary

MLS® #A2211171

\$550,000

5 Bedroom, 2.00 Bathroom, 966 sqft Residential on 0.12 Acres

Abbeydale, Calgary, Alberta

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 entranceâ€"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.

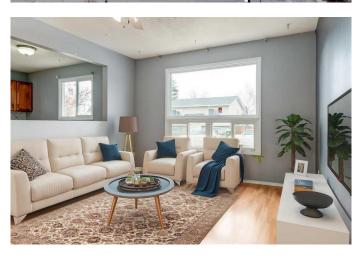
Automotive enthusiasts and hobbyists will love the fully insulated and drywalled double detached garage, along with an expansive 100-foot concrete drivewayâ€"offering parking for six or more vehicles, ideal for RVs, trailers, or extra workspace.

Enjoy the beautifully landscaped yard with fruit trees, a level lot, and easy access to a nearby playgroundâ€"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!

Built in 1982

Year Built

Essential Information

MLS® # A2211171 Price \$550,000

Bedrooms 5
Bathrooms 2.00
Full Baths 2
Square Footage 966
Acres 0.12

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 52 Abingdon Road Ne

1982

Subdivision Abbeydale
City Calgary
County Calgary
Province Alberta

Postal Code T2A 6X6

Amenities

Parking Spaces 5

Parking Double Garage Detached

of Garages 2

Interior

Interior Features See Remarks

Appliances Garage Control(s), Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Suite

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 22nd, 2025

Days on Market 18

Zoning R-CG

Listing Details

Listing Office Real Broker

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