

\$620,000 - 56 Abbotsford Place Ne, Calgary

MLS® #A2231807

\$620,000

4 Bedroom, 3.00 Bathroom, 1,189 sqft

Residential on 0.12 Acres

Abbeydale, Calgary, Alberta

Spacious | Detached | 4-Level Split |
Oversized Parking | Fully Developed
Basement

Welcome to 56 Abbotsford Place NE, a beautifully maintained 4-level split tucked into a quiet cul-de-sac in the sought-after, family-friendly community of Abbeydale. This fully developed detached home offers a perfect blend of comfort, updates, and functionality â€” ideal for families, first-time buyers, or investors.

Upgrades & Features:

New windows, blinds, and flooring throughout

Central air conditioning for year-round comfort

Modern kitchen with upgraded countertops
and stainless steel appliances

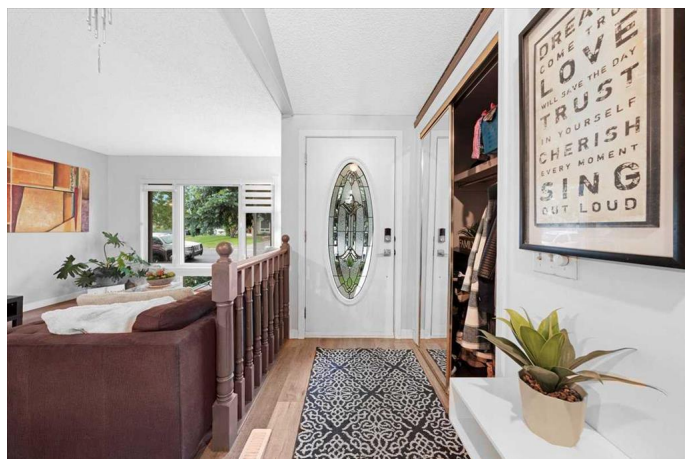
Renovated bathrooms for a fresh,
contemporary feel

Dual hot water tanks for efficiency

Oversized detached garage with gas line for
future furnace hookup

Home Highlights:

Thoughtfully designed 4-level split layout
offering privacy and separation



Bright front living room with large windows

Finished basement with rec room, bedroom,
and laundry

Ample parking: oversized driveway perfect for
RVs, work trucks, or multiple vehicles

Generous private backyard ideal for kids, pets,
or entertaining

Prime Location:

Steps from Abbeydale Elementary, parks, and
playgrounds

Quick access to Deerfoot Trail, and Downtown
Calgary

Quiet, low-traffic cul-de-sac with excellent
nearby transit

Whether you move in as-is or choose to
personalize further, this home offers incredible
value and long-term potential!!

Don't miss out - book your showing
today!

Built in 1981

Essential Information

MLS® #	A2231807
Price	\$620,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,189
Acres	0.12
Year Built	1981

Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	56 Abbotsford Place Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6V7

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Driveway, Garage Door Opener, Off Street, Parking Pad, Concrete Driveway, Garage Faces Front, Oversized, RV Access/Parking
# of Garages	2

Interior

Interior Features	No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Range
Heating	Natural Gas, Standard
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 17th, 2025
Days on Market	11
Zoning	R-CG

Listing Details

Listing Office CIR 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.