

\$534,900 - 968 Abbotsford Drive Ne, Calgary

MLS® #A2251516

\$534,900

4 Bedroom, 2.00 Bathroom, 1,083 sqft

Residential on 0.14 Acres

Abbeydale, Calgary, Alberta

Priced to sell to the first viewer!!!!(reduced 25k!!! Sept 9th) I guarantee you will be impressed the minute you walk in the door! YOU NEED TO COME AND SEE THIS PLACE!! This charming bungalow is full of character and curb appeal, offering a welcoming first impression the moment you arrive. Step inside to a bright front living room, where a striking stone-faced wood burning fireplace creates a cozy focal point. The spacious kitchen (reno 2015) is well-equipped with stainless steel appliances, generous counter space, and plenty of cabinetry for all your storage needs. The main floor hosts three comfortable bedrooms, including the primary suite, along with a full 4-piece bathroom (reno 2022). Downstairs, the fully developed lower level expands your living space with an additional bedroom, bathroom (2016 reno), and a large rec roomâ€”perfect for movie nights, hobbies, or a home gym. Outside, enjoy a large yard with a patio thatâ€™s ideal for summer gatherings, plus the convenience of a detached garage and a custom built hot tub in 2019!.Both garage and house roofs replaced 2016! A well-rounded home inside and out, this property is ready to welcome its next owners.

Built in 1978

Essential Information

MLS® #

A2251516



Price	\$534,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,083
Acres	0.14
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	968 Abbotsford Drive Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5Y6

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 26th, 2025
Days on Market	16
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
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