

# \$570,000 - 903 Abbotsford Drive Ne, Calgary

MLS® #A2200223

## \$570,000

5 Bedroom, 2.00 Bathroom, 1,154 sqft  
Residential on 0.14 Acres

Abbeydale, Calgary, Alberta

Back on market due to Financing. Price improvement: Incredible value in the heart of Abbeydale! This corner lot home is bursting with potential, offering 2000 sq ft of developed living space, 5 bedrooms, and 2 full bathrooms – the perfect canvas to create your dream home or a savvy investment opportunity. Sitting on a huge lot with RV parking, this property features a massive double detached garage (23'5 x 27'6) – a dream workspace for any handyman or hobbyist. The layout is functional, the bones are solid, and the possibilities are endless!

Located just steps from a park, schools, and with easy access to transit, 16 Ave, Stoney Trail, and shopping, this location offers unbeatable convenience for families or investors.

Don't miss out on this amazing opportunity – book your showing with your favourite realtor today and let your imagination bring this home to life!

Built in 1977

## Essential Information

MLS® #	A2200223
Price	\$570,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,154



Acres	0.14
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	903 Abbotsford Drive Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A5Y3

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Oversized, Rear Drive
# of Garages	2

### **Interior**

Interior Features	Separate Entrance, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Corner Lot, Front Yard, See Remarks, City Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 7th, 2025
Days on Market	54

Zoning

R-CG

## **Listing Details**

Listing Office

Royal LePage Benchmark

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.