

# \$549,900 - 132 Abingdon Way Ne, Calgary

MLS® #A2201818

**\$549,900**

4 Bedroom, 3.00 Bathroom, 1,231 sqft  
Residential on 0.12 Acres

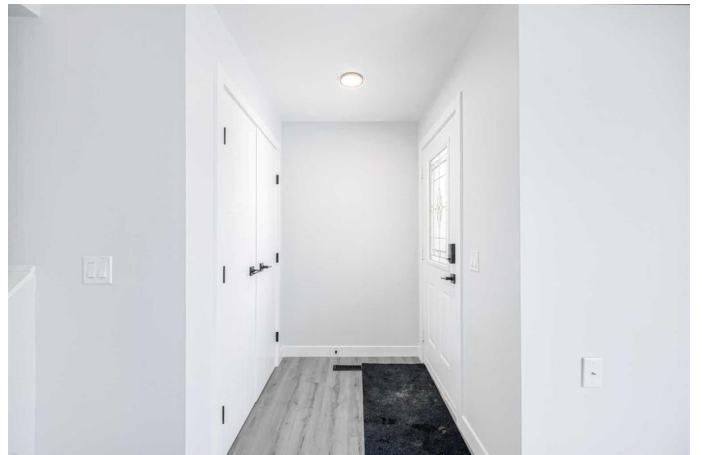
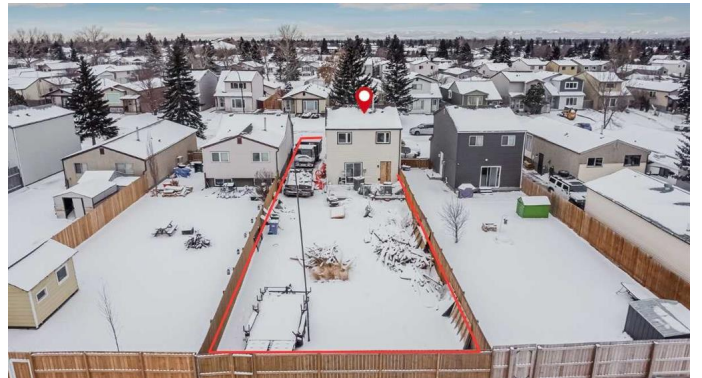
Abbeydale, Calgary, Alberta

Welcome to this fully renovated gem in the sought-after community of Abbeydale! This stunning home boasts a thoughtful transformation, with updated windows and a convenient side entrance leading directly to the illegal basement suite. Featuring 3 spacious bedrooms, 3 modern bathrooms (including a main floor bath and a private ensuite), this home is designed with both style and function in mind. Situated on a massive 5,392 SqFt lot, there is plenty of space for outdoor activities or future potential development, with the lot being zoned R-CG. Whether you're looking for a large yard to enjoy or exploring opportunities for multi-family expansion, this property offers it all. Don't miss out on the perfect blend of modern living and future potential in Abbeydale! \*Basement suite is still under construction and to be completed in following weeks\*

Built in 1980

## Essential Information

MLS® #	A2201818
Price	\$549,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,231
Acres	0.12
Year Built	1980



Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	132 Abingdon Way Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6R8

### **Amenities**

Parking Spaces	2
Parking	Off Street

### **Interior**

Interior Features	Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Standard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Partial, Partially Finished

### **Exterior**

Exterior Features	None
Lot Description	No Neighbours Behind, Zero Lot Line
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 13th, 2025
Days on Market	25
Zoning	R-CG

## Listing Details

Listing Office            URBAN-REALTY.ca

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