

904 Abbotsford Drive NE
Calgary, Alberta

MLS # A2245003



\$550,000

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,081 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Quartz Counters, Walk-In Closet(s)		

Inclusions: leather couch, loveseat & chair; desk

OPEN HOUSE SATURDAY AND SUNDAY, OCTOBER 18 & 19, 2025, 1:00 - 4:00 pm. Tons of renovations in this home! New kitchen c/w white ceiling height cabinets, quartz counters, and stainless steel appliances. Patio doors off eating area lead to new 16' X 20' deck and concrete patio. Knock down ceilings, new flooring and paint throughout. 3 bedrooms on main floor and possibly two more down (one does not have egress window). Fully finished basement, except for laundry/utility room. 24' X 24' garage offers parking for two vehicles, with a spot for your RV beside the garage - and there's still a huge back yard for the kids to play. Nothing to do but move in and enjoy. Or if you're looking for some extra income you could easily have a legal suite in the basement (with proper permits from the City of Calgary) - and you would have enough parking for everyone! SELLERS ARE VERY MOTIVATED - BOOK YOUR SHOWING AND BRING US AN OFFER!!!