

# \$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 – 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

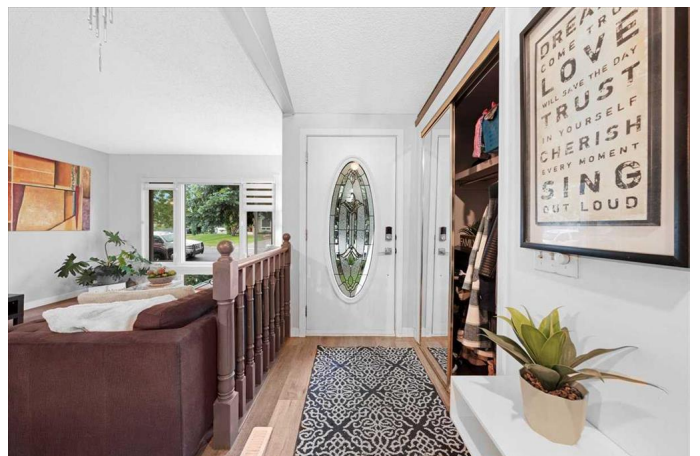
Renovated bathrooms for a fresh,  
contemporary feel

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!!

Donâ€™t miss out â€“ 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, Garage Faces Front, Off Street, Oversized, Parking Pad, RV Access/Parking, Concrete Driveway
# of Garages	2

### Interior

Interior Features	No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
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
Zoning	R-CG

**Listing Details**

Listing Office                      CIR Realty

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