

\$439,990 - 35 Abingdon Road Ne, Calgary

MLS® #A2246489

\$439,990

5 Bedroom, 2.00 Bathroom, 936 sqft
Residential on 0.10 Acres

Abbeydale, Calgary, Alberta

If you've been searching for a renovated bungalow on a wide R-CG lot with the potential for two suites and a separate entrance, single garage—this is the property you've been waiting for. This single-family home features 5 bedrooms (3 up, 2 down), 2 full bathrooms, and an illegal suite with its own separate entrance and laundry—offering immediate rental income or multi-generational living options. Brand-new Kitchen Appliances installed in the upstairs kitchen. Brand New Washer and 2 years old Dryer upstairs. Updated around 2016 with a modern kitchen, bathrooms, flooring, light fixtures, and windows. The roof was replaced in around 2015. The basement kitchen was renovated in 2024, including the installation of new appliances. The fully developed basement boasts new egress windows, making it ready for conversion to a legal secondary suite. Zoning is R-CG, allowing for maximum flexibility and future redevelopment potential. Enjoy low operating costs with a high-efficiency furnace and hot water tank (installed approx. 5 years ago). The home's optimal supply air and return air configuration ensures balanced heating and comfort on both levels. The single detached garage is conveniently connected to the side entrance, perfect for suite or tenant access. The large lot provides ample outdoor space and future development options. Steps away from Abbeydale School, playgrounds, just minutes' walk to shopping, transit, and



community amenities. Quick 3-minute drive to Stoney Trail, 7minutes to Marlborough Mall, and under 15 minutes to downtown Calgary”ensuring strong rental demand and convenience for all occupants. Whether you”re looking to maximize cash flow, house-hack by living upstairs and renting the basement, or invest in Calgary”s growing rental market, this property delivers unmatched value and flexibility.

Built in 1982

Essential Information

MLS® #	A2246489
Price	\$439,990
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	936
Acres	0.10
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	35 Abingdon Road Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6X5

Amenities

Parking Spaces	5
Parking	Driveway, Garage Faces Front, Single Garage Detached
# of Garages	1

Interior

Interior Features	Separate Entrance, Vinyl Windows
Appliances	Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Open Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Aluminum Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	6
Zoning	RC-G

Listing Details

Listing Office	Royal LePage Blue Sky
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