



GRASSROOTS
REALTY GROUP

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56 Abbotsford Place NE
Calgary, Alberta

MLS # A2231807



\$620,000

Division:	Abbeydale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,189 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Driveway, Garage Door Opener		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Rectangular Lot		

Heating:	Standard, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: None

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!!! Don't miss out — book your showing today!