



GRASSROOTS
REALTY GROUP

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236 Abingdon Place NE
Calgary, Alberta

MLS # A2239160



\$540,000

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,051 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Separate Entrance		

Inclusions: Electric Cooktop x2, Refrigerator x2, Range Hood x2, Dishwasher, Washer, Dryer

BUNGALOW IN ABBEYDALE!! DETACHED DOUBLE GARAGE!! ILLEGAL SUITE IN BASEMENT!! SEPARATE ENTRANCE!! 4 BED 2 BATH!! Welcome to this charming bungalow in the heart of Abbeydale! The main floor greets you with a bright living area featuring large windows, followed by a spacious kitchen and dedicated dining space. You’ll find a 4-piece bathroom, a comfortable primary bedroom, and two additional well-sized bedrooms on the same floor. The basement offers a **SEPARATE ENTRANCE** leading to a one-bedroom **ILLEGAL SUITE** with its own kitchen, large rec room, 4-piece bath, pantry, and **LAUNDRY AREA**. Located close to parks, schools, shopping, and transit—this home offers great value and flexibility for families or investors alike!