



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**968 Abbotsford Drive NE**  
**Calgary, Alberta**

**MLS # A2251516**



**\$559,900**

<b>Division:</b>	Abbeydale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,083 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** n/a

\*\*\*OPEN HOUSE THIS SUNDAY AUGUST 31st, 2-4pm\*\*\* This charming bungalow is full of character and curb appeal, offering a welcoming first impression the moment you arrive. Step inside to a bright front living room, where a striking stone-faced wood burning fireplace creates a cozy focal point. The spacious kitchen is well-equipped with stainless steel appliances, generous counter space, and plenty of cabinetry for all your storage needs. The main floor hosts three comfortable bedrooms, including the primary suite, along with a full 4-piece bathroom. Downstairs, the fully developed lower level expands your living space with an additional bedroom, bathroom, and a large rec room—perfect for movie nights, hobbies, or a home gym. Outside, enjoy a large yard with a patio that’s ideal for summer gatherings, plus the convenience of a detached garage. A well-rounded home inside and out, this property is ready to welcome its next owners.