



**892 Abbotsford Drive NE
Calgary, Alberta**

MLS # A2279402



\$619,500

Division:	Abbeydale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,302 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	3
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: Hot Tub (as is, but as the old owner its working perfect)

Step into this rare huge corner-lot property featuring a bright and spacious 3-bedroom main floor paired with a 2-bedroom basement suite (illegal) with its own separate entrance. Perfect for extended family or income potential. Three full bathrooms two on main floor and one in basement. The extra-large lot offers incredible outdoor space, future possibilities, and added privacy. An attached garage completes the package, giving you convenience and functionality in one. A standout opportunity for homeowners and investors looking for space, versatility, and location appeal.