



**115 Abingdon Court NE
Calgary, Alberta**

MLS # A2286821



\$415,000

Division:	Abbeydale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,221 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	None		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Lawn, Low Maintenance Land		

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

Inclusions: N/A

Welcome to Abbeydale, a well-established Calgary community where quiet streets, mature trees, and everyday convenience shape a lifestyle buyers are actively searching for. This well cared for two-storey home offers 1,839 square feet of living space, four bedrooms, a desirable south facing exposure, a side entry door, and a fully fenced low-maintenance backyard, along with valuable upgrades including new vinyl windows throughout and new hardwood flooring on the main level. From the moment you step inside, the well laid out floor plan creates a natural sense of flow. You are greeted on the left by a bright dining area that feels ready for gatherings and connection, which transitions seamlessly into the kitchen and then into the inviting living room where the new hardwood floors add warmth and refinement. Upstairs, you’ll find three well-sized bedrooms and a shared four-piece bathroom thoughtfully positioned for everyday function and privacy. The partially finished basement offers even more flexibility, featuring a fourth bedroom, a versatile flex room, and a convenient side entry near the stairs that opens the door to future possibilities, whether for extended family living or additional development. Outside, the spacious backyard is fully fenced and intentionally low maintenance. Whether it’s summer barbecues or space for pets - this yard gives you room to breathe. Located close to schools, walking paths, playgrounds, local churches, shopping, and minutes from Cobb’s Adventure Park, this home also provides easy access to bus routes and major routes including Stoney Trail, 16 Avenue NE, and Memorial Drive, making commuting simple and efficient. This property offers both immediate comfort and future potential in one compelling opportunity.