



**GRASSROOTS**  
REALTY GROUP

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

**903 Abbotsford Drive NE  
Calgary, Alberta**

**MLS # A2200223**



**\$575,000**

<b>Division:</b>	Abbeydale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,154 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Oversized, Rear Drive		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Corner Lot, Front Yard, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Vinyl Windows		

<b>Inclusions:</b>	NA
--------------------	----

Back on market due to Financing. Price improvement: Incredible value in the heart of Abbeydale! This corner lot home is bursting with potential, offering 2000 sq ft of developed living space, 5 bedrooms, and 2 full bathrooms &ndash; the perfect canvas to create your dream home or a savvy investment opportunity. Sitting on a huge lot with RV parking, this property features a massive double detached garage (23'5 x 27'6) &ndash; a dream workspace for any handyman or hobbyist. The layout is functional, the bones are solid, and the possibilities are endless! Located just steps from a park, schools, and with easy access to transit, 16 Ave, Stoney Trail, and shopping, this location offers unbeatable convenience for families or investors. Don't miss out on this amazing opportunity &ndash; book your showing with your favourite realtor today and let your imagination bring this home to life!