



**GRASSROOTS**  
REALTY GROUP

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**875 Abbotsford Drive NE**  
**Calgary, Alberta**

**MLS # A2211514**



**\$514,900**

<b>Division:</b>	Abbeydale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	970 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Double Garage Detached, On Street		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Garden, Interior Lot, Landscaped, Lawn, Rectangular Lot		

**Heating:** Floor Furnace, Natural Gas

**Floors:** Carpet, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Welcome to this spacious and beautifully updated bi-level home, ideally situated on a large lot in the highly sought-after community of Abbeydale. Perfectly located just steps from schools, playgrounds, public transit, and major routes including 16th Avenue and Stoney Trail, this home offers both convenience and comfort. You'll also love the close proximity to shopping and the vibrant International Avenue. Inside, the home features a generous layout with 4 bedrooms—2 on the main level and 2 on the lower level—along with 2 full bathrooms and two spacious family rooms, making it ideal for growing families or those seeking extra space. Recently refreshed, the home boasts brand-new carpet, fresh paint throughout, and new vinyl plank flooring for a modern and clean look. Enjoy cozy evenings by the fireplace in the bright and airy lower level, which is enhanced by large windows that allow natural light to pour in. Additional highlights include vinyl windows on the main floor, a high-efficiency furnace, a large storage room, and convenient laundry space. Step outside to a massive south-facing backyard—perfect for enjoying all-day sun, planting your vegetable garden, or entertaining guests. The oversized, insulated, and heated garage adds even more value and year-round functionality. This move-in-ready home combines functionality, updates, and location, making it a must-see!