

# \$575,000 - 903 Abbotsford Drive Ne, Calgary

MLS® #A2200223

## \$575,000

5 Bedroom, 2.00 Bathroom, 1,154 sqft  
Residential on 0.14 Acres

Abbeydale, Calgary, Alberta

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 – 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) – a dream workspace for any handyman or hobbyist. The layout is functional, the bones are solid, and the possibilities are endless!

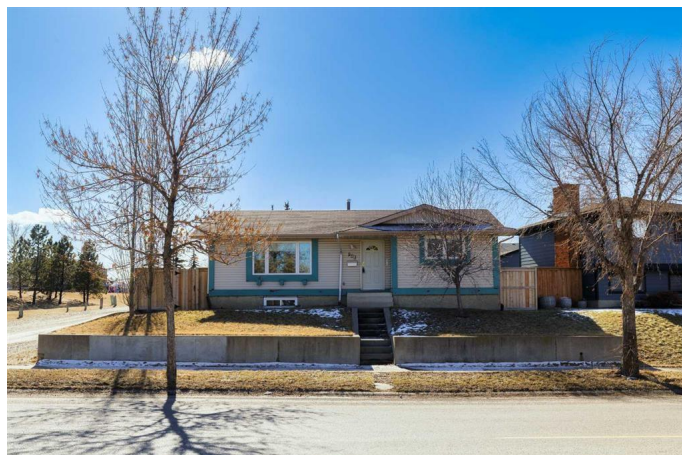
Located just steps from a park, schools, and with easy access to transit, 16 Ave, Stoney Trail, and shopping, this location offers unbeatable convenience for families or investors.

Don't miss out on this amazing opportunity – book your showing with your favourite realtor today and let your imagination bring this home to life!

Built in 1977

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2200223  |
| Price          | \$575,000 |
| Bedrooms       | 5         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,154     |



|            |             |
|------------|-------------|
| Acres      | 0.14        |
| Year Built | 1977        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 903 Abbotsford Drive Ne |
| Subdivision | Abbeydale               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2A5Y3                  |

### **Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Double Garage Attached, Oversized, Rear Drive |
| # of Garages   | 2   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Separate Entrance, Vinyl Windows   |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Window Coverings |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Lane, City Lot, Corner Lot, Front Yard, See Remarks |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame                                 |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | March 7th, 2025 |
| Days on Market | 41              |

Zoning

R-CG

## **Listing Details**

Listing Office

Royal LePage Benchmark

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