

# \$550,000 - 52 Abingdon Road Ne, Calgary

MLS® #A2211171

**\$550,000**

5 Bedroom, 2.00 Bathroom, 966 sqft  
Residential on 0.12 Acres

Abbeydale, Calgary, Alberta

Welcome to this exceptional 5-bedroom bungalow in the vibrant, family-friendly community of Abbeydale!

Situated on a spacious 5,274 sq ft lot, this home offers over 1,800 sq ft of developed living space, including a legal basement suite with a private entrance—perfect for multi-generational living or rental income. The main floor welcomes you with a bright and open-concept layout featuring a spacious living room, a functional kitchen, three well-sized bedrooms, and a full 4-piece bathroom.

Downstairs, the fully self-contained basement suite includes two additional bedrooms, a full bathroom, a second kitchen, and separate laundry hookups, making it an excellent mortgage helper or guest space.

Automotive enthusiasts and hobbyists will love the fully insulated and drywalled double detached garage, along with an expansive 100-foot concrete driveway—offering parking for six or more vehicles, ideal for RVs, trailers, or extra workspace.

Enjoy the beautifully landscaped yard with fruit trees, a level lot, and easy access to a nearby playground—adding to the property's family appeal.

With quick access to the TransCanada



Highway, Genesis Centre, public transit, schools, and shopping, this move-in-ready home combines functionality, flexibility, and strong income potential in a well-established neighborhood.

Don't miss your chance to own this unique and versatile property in Abbeydale!

Built in 1982

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2211171    |
| Price          | \$550,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 966         |
| Acres          | 0.12        |
| Year Built     | 1982        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 52 Abingdon Road Ne |
| Subdivision | Abbeydale           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2A 6X6             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                     |
|-------------------|-------------------------------------|
| Interior Features | See Remarks                         |
| Appliances        | Garage Control(s), Window Coverings |
| Heating           | Forced Air                          |
| Cooling           | None                                |
| Has Basement      | Yes                                 |
| Basement          | Full, Suite                         |

## Exterior

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

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 8                |
| Zoning         | R-CG             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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