

968 Abbotsford Drive NE  
Calgary, Alberta

MLS # A2251516



**\$559,900**

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,083 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: n/a

\*\*\*OPEN HOUSE THIS SUNDAY AUGUST 31st, 2-4pm\*\*\* This charming bungalow is full of character and curb appeal, offering a welcoming first impression the moment you arrive. Step inside to a bright front living room, where a striking stone-faced wood burning fireplace creates a cozy focal point. The spacious kitchen is well-equipped with stainless steel appliances, generous counter space, and plenty of cabinetry for all your storage needs. The main floor hosts three comfortable bedrooms, including the primary suite, along with a full 4-piece bathroom. Downstairs, the fully developed lower level expands your living space with an additional bedroom, bathroom, and a large rec room—perfect for movie nights, hobbies, or a home gym. Outside, enjoy a large yard with a patio that’s ideal for summer gatherings, plus the convenience of a detached garage. A well-rounded home inside and out, this property is ready to welcome its next owners.