

51 Abbeydale Villas NE Calgary, Alberta

MLS # A2210814

\$335,000

Division:	Abbeydale		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,125 sq.ft.	Age:	1991 (34 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, No Neighbours Behind, Private		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 551
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: N/A

Stay Cool This Summer with Central A/C! Welcome to this recently renovated executive-style townhouse in the heart of Abbeydale—perfect for young families, single professionals, or those looking to downsize. Step right up to your front door with convenient parking just steps away. Inside, you’ll find luxury wide plank vinyl flooring, high-quality carpet, and fresh, neutral paint throughout. The custom kitchen boasts full-height cabinets, a stunning herringbone tile backsplash, newer stainless steel appliances, and elegant marble quartz countertops. Enjoy cozy evenings by the gas fireplace with stylish tile surround and unwind under new designer light fixtures. Upstairs, the fabulous primary bedroom offers a full ensuite, charming bay window, ample closet space, and plush carpeting. The second bedroom is perfect as a nursery, guest room, or a home office. The fully finished basement is complete with LED pot lights and a handy half-bath. This home also features a newer high-efficiency furnace, hot water tank, and, of course, central A/C for ultimate comfort in the warmer months. Outside, you’ll enjoy a park-like yard and one assigned parking stall. Walk next door to the community centre, where you’ll find a playground, ball diamond, skating rink, basketball, and tennis courts. With easy access to transit, Stoney Trail, Memorial Drive, and just 10 minutes to downtown, everything you need is right at your fingertips—including a corner store and local amenities just steps away. Shows 10/10—you’ll love it!