

# \$595,000 - 904 Abbotsford Drive Ne, Calgary

MLS® #A2245003

## \$595,000

4 Bedroom, 3.00 Bathroom, 1,081 sqft

Residential on 0.14 Acres

Abbeydale, Calgary, Alberta

Tons of renovations in this home! New kitchen c/w white ceiling height cabinets, quartz counters, and stainless steel appliances. Patio doors off eating area lead to new 16' X 20' deck and concrete patio. Knock down ceilings, new flooring and paint throughout. 3 bedrooms on main floor and two more down (one does not have egress window. Fully finished basement, except for laundry/utility room. 24' X 24' garage offers parking for two vehicles, and there's a spot for your RV beside the garage. Nothing to do but move in and enjoy. Or if you're looking for some extra income you could easily have a legal suite in the basement (with proper permits from the City of Calgary). Book your showing today!

Built in 1978

## Essential Information

MLS® #	A2245003
Price	\$595,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,081
Acres	0.14
Year Built	1978
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

### Community Information

Address	904 Abbotsford Drive Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6B8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Central Vacuum, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Irregular Lot
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 3rd, 2025
Days on Market	12
Zoning	R-CG

### Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.