# \$350,000 - 51 Abbeydale Villas Ne, Calgary

MLS® #A2210814

# \$350,000

2 Bedroom, 3.00 Bathroom, 1,125 sqft Residential on 0.00 Acres

Abbeydale, Calgary, Alberta

Stay Cool This Summer with Central A/C! Welcome to this recently renovated executive-style townhouse in the heart of Abbeydaleâ€"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'II 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.

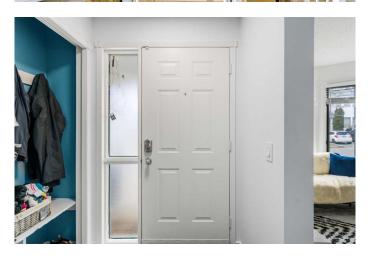
Enjoy cozy evenings by the gas fireplace with stylish tile surround and unwind under new designer light fixtures. Upstairs, the fabulous primary bedroom offers a full ensuite, charming bay window, ample closet space, and plush carpeting. The second bedroom is perfect as a nursery, guest room, or a home 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'II 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 fingertipsâ€"including a corner store and local amenities just steps away.

Shows 10/10â€"you'II love it!

Built in 1991

#### **Essential Information**

MLS® # A2210814 Price \$350,000

Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,125 Acres 0.00

Year Built 1991

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Active

# **Community Information**

Address 51 Abbeydale Villas Ne

Subdivision Abbeydale

City Calgary
County Calgary
Province Alberta
Postal Code T2A 7P6

#### **Amenities**

Amenities None

Parking Spaces 1

Parking Parking Pad

#### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood

Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Fireplace(s), Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line

Lot Description Back Yard, Few Trees, No Neighbours Behind, Private

Roof Asphalt Shingle
Construction Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed April 10th, 2025

Days on Market 12

Zoning M-CG d44

# **Listing Details**

Listing Office eXp 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.