903 Abbotsford Drive NE
Calgary, Alberta

MLS # A2221488

$558,888

Division:	Abbeydale
Type:	Residential/House
Style:	Bungalow
Size:	1,154 sq.ft.
Age:	1977 (48 yrs old)
Beds:	5
Baths:	2
Garage:	Double Garage Attached, Oversized, Rear Drive
Lot Size:	0.14 Acre
Lot Feat:	Back Lane, City Lot, Corner Lot, Front Yard, See Remarks

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Separate Entrance, Vinyl Windows		

Inclusions: NA

Incredible value in the heart of Abbeydale! This corner lot home is bursting with potential, offering 2000 sq ft of developed living space, 5 bedrooms, and 2 full bathrooms – the perfect canvas to create your dream home or a savvy investment opportunity. Sitting on a huge lot with RV parking, this property features a massive double detached garage (23'5 x 27'6) – a dream workspace for any handyman or hobbyist. The layout is functional, the bones are solid, and the possibilities are endless! Located just steps from a park, schools, and with easy access to transit, 16 Ave, Stoney Trail, and shopping, this location offers unbeatable convenience for families or investors. Don't miss out on this amazing opportunity – book your showing with your favourite realtor today and let your imagination bring this home to life!