# \$499,900 - 35 Abingdon Road Ne, Calgary

MLS® #A2221894

## \$499,900

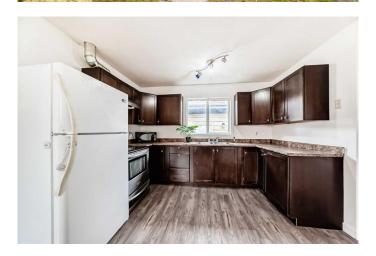
5 Bedroom, 2.00 Bathroom, 936 sqft Residential on 0.10 Acres

Abbeydale, Calgary, Alberta

f you've been searching for a renovated bungalow on a wide R-CG lot with the potential for two suites and a separate entranceâ€"all for under \$500Kâ€"this is the property you've been waiting for. This single-family home features 5 bedrooms (3 up, 2 down), 2 full bathrooms, and an illegal suite with its own separate entrance and laundryâ€"offering immediate rental income or multi-generational living options. You'll have a brand-new stove and Refrigerator installed in the upstairs kitchen. A The fully developed basement boasts new egress windows, making it ready for conversion to a legal secondary suite (buyer to confirm with the City). The basement kitchen was renovated in 2024, including the installation of new appliances. Zoning is R-CG, allowing for maximum flexibility and future redevelopment potential. Updated around 2016 with a modern kitchen, bathrooms, flooring, light fixtures, and windows. Enjoy low operating costs with a high-efficiency furnace and hot water tank (installed approx. 5 years ago). The home's optimal supply air and return air configuration ensures balanced heating and comfort on both levels. The single detached garage is conveniently connected to the side entrance, perfect for suite or tenant access. The large lot provides ample outdoor space and future development options. Steps away from Abbeydale School and playgrounds, just minutes' walk to shopping, transit, and community amenities. Quick 3-minute drive to Stoney Trail, 7minutes







to Marlborough Mall, and under 15 minutes to downtown Calgaryâ€"ensuring strong rental demand and convenience for all occupants. Whether you're looking to maximize cash flow, house-hack by living upstairs and renting the basement, or invest in Calgary's growing rental market, this property delivers unmatched value and flexibility.

#### Built in 1982

## **Essential Information**

MLS® # A2221894 Price \$499,900

Bedrooms 5
Bathrooms 2.00
Full Baths 2
Square Footage 936
Acres 0.10
Year Built 1982

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 35 Abingdon Road Ne

Subdivision Abbeydale
City Calgary
County Calgary
Province Alberta

Postal Code T2A 6X5

#### **Amenities**

Parking Spaces 5

Parking Driveway, Garage Faces Front, Single Garage Detached

# of Garages 1

#### Interior

Interior Features Separate Entrance, Vinyl Windows

Appliances Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Exterior Entry, Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Open Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame, Aluminum Siding

Foundation Poured Concrete

# **Additional Information**

Date Listed June 19th, 2025

Days on Market 6

Zoning RC-G

# **Listing Details**

Listing Office Royal LePage Blue Sky

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