

# \$339,900 - 64 Abbeydale Villas Ne, Calgary

MLS® #A2263228

**\$339,900**

2 Bedroom, 3.00 Bathroom, 1,100 sqft

Residential on 0.00 Acres

Abbeydale, Calgary, Alberta

Stylish & Updated Townhome â€” Move-In Ready with PREPAID Window Upgrade! This beautifully updated and fully finished 2-storey townhome blends modern comfort with incredible value, making it an ideal choice for first-time buyers, young professionals, or anyone seeking low-maintenance living in a great location.

Enjoy the convenience of parking right outside your front door and step inside to discover an inviting open-concept main floor with hardwood flooring, a cozy gas fireplace, and generous space for both living and dining. The updated eat-in kitchen features modern white cabinetry, granite counters, and updated flooring, creating a bright, welcoming space thatâ€™s perfect for everyday living and casual entertaining.

Upstairs, youâ€™ll find two spacious bedrooms, including a very large primary suite with a private ensuite featuring granite counters, updated cabinets, flooring, and fixtures. The second full bathroom mirrors these upgrades, providing comfort and consistency in design and quality.

The fully finished lower level adds even more living space with a spacious family room, dry bar with beverage fridge, half bath, and full laundry area with washer and dryer included â€” ideal for movie nights, guests, or hobby space.

Major mechanicals are in great shape with a newer furnace and hot water tank (approx. 5 years old), offering efficiency and peace of



mind. Step outside from the kitchen to a private deck, perfect for summer barbecues or morning coffee.

And hereâ€™s a rare bonus: new windows are already scheduled for installation in 2026 â€” and the seller has paid in full (over \$7,000 value!).

This home is truly move-in ready, combining thoughtful updates, practical comfort, and unbeatable value â€” the perfect blend for your next chapter.

Built in 1991

**Essential Information**

MLS® #	A2263228
Price	\$339,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,100
Acres	0.00
Year Built	1991
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	64 Abbeydale Villas Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7P6

**Amenities**

Amenities	Other
Parking Spaces	1

Parking	Assigned, Stall
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## Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Dry Bar
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Bar Fridge
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Few Trees, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 10th, 2025
Zoning	M-CG d44

## Listing Details

Listing Office	RE/MAX Realty Professionals
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