

# \$379,888 - 56 Abberfield Court Ne, Calgary

MLS® #A2247115

**\$379,888**

3 Bedroom, 3.00 Bathroom, 1,409 sqft

Residential on 0.00 Acres

Abbeydale, Calgary, Alberta

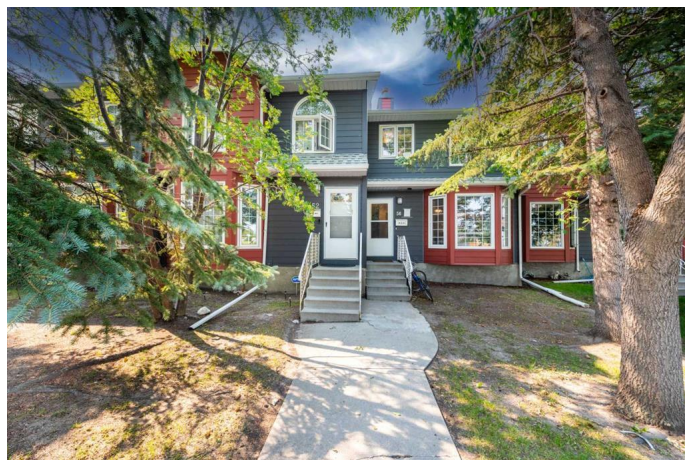
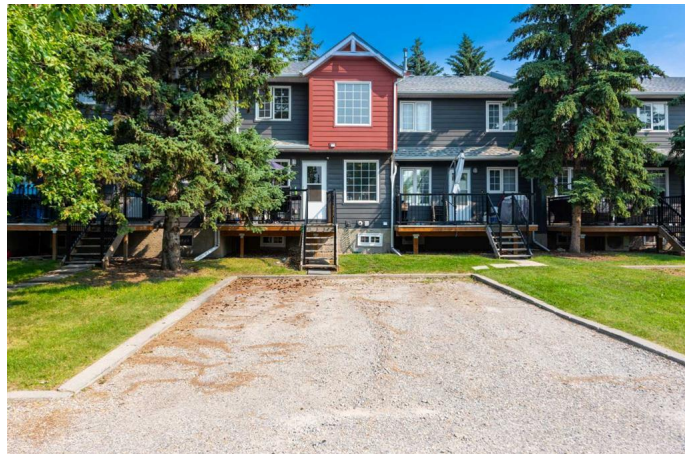
Welcome to Abberfield Court, IN A ABBEYDALE. a 3 BEDROOM townhome nestled on a quiet cul-de-sac, in the peaceful neighbourhood of Abbeydale. Tucked away on a quiet cul-de-sac and facing a green space, this property is ideal for families or investors alike. The inviting living room boasts laminate flooring, a large bay window & a wood burning fireplace. The kitchen has been tastefully updated with beautiful stainless steel appliances. It offers generous counter space, natural light and ample cabinetry. Adjacent to the kitchen is a cozy tiled dining area. Upstairs, you'll find 3 spacious bedrooms, including the primary bedroom which features ample closet space and large windows, & a 4 pc ensuite! 2 additional bedrooms and a 4 piece bathroom complete this level. There are two parking stalls at the back of the home and additional visitor parking for your guests. The basement offers additional space for all your recreational needs. The property offers a private & large sunny deck. Unbeatable central location, with easy access to public transit, major roadways, and many more amenities. Don't miss out on this fantastic opportunity to make this home your own!

Built in 1990

## Essential Information

MLS® #                   A2247115

Price                     \$379,888



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,409         |
| Acres          | 0.00          |
| Year Built     | 1990          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 56 Abberfield Court Ne |
| Subdivision | Abbeydale              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2A 7N4                |

### Amenities

|                |                  |
|----------------|------------------|
| Amenities      | Park, Playground |
| Parking Spaces | 2                |
| Parking        | Carport          |

### Interior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | Vinyl Windows                                          |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer |
| Heating           | Central, Natural Gas                                   |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Full, Partially Finished                               |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Lane, No Neighbours Behind |
| Roof              | Asphalt Shingle                 |
| Construction      | Concrete, Vinyl Siding          |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 44               |
| Zoning         | M-CG d30         |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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