

# \$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 Abbeydale—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'll 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'll 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 fingertips—including a corner store and local amenities just steps away.

Shows 10/10—you’ll 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	25
Zoning	M-CG d44

## Listing Details

Listing Office	eXp Realty
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