

903 Abbotsford Drive NE
Calgary, Alberta

MLS # A2200223



\$570,000

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

Back on market due to Financing. Price improvement: 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!