

# \$399,900 - 56 Abberfield Court Ne, Calgary

MLS® #A2223519

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,434 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® # A2223519

Price \$399,900



Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,434
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	May 22nd, 2025
Days on Market	61
Zoning	M-CG d30

## **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.