

# \$385,000 - 60 Abbeydale Villas Ne, Calgary

MLS® #A2223014

**\$385,000**

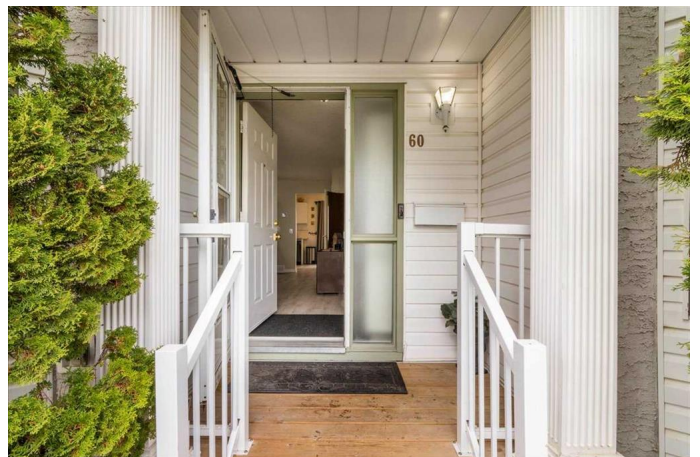
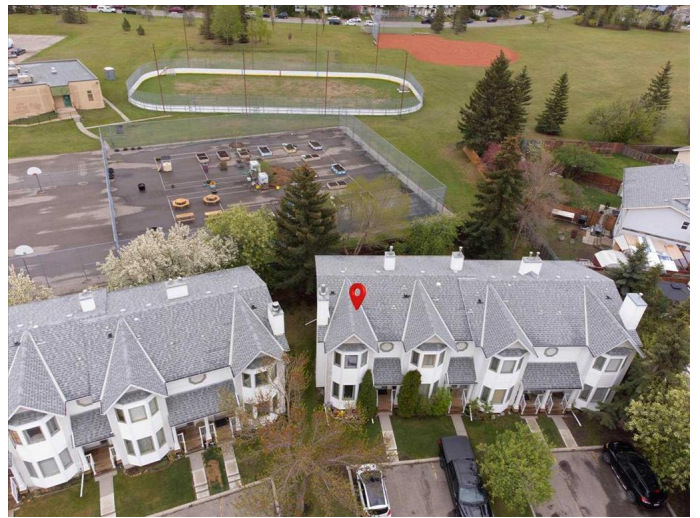
3 Bedroom, 3.00 Bathroom, 1,094 sqft

Residential on 0.00 Acres

Abbeydale, Calgary, Alberta

**\*SHOWINGS BY APPOINTMENT ONLY\***

Welcome to this beautifully UPDATED 3-BEDROOM, 3-BATHROOM townhouse in the heart of Abbeydale, perfectly positioned, BACKING directly ONTO the COMMUNITY GARDENS, the Abbeydale COMMUNITY ASSOCIATION, OUTDOOR RINK, and BASEBALL DIAMONDS, and just STEPS away FROM ABBEYDALE SCHOOL, this home offers the ideal blend of comfort and convenience. Enjoy stylish NEW LAMINATE FLOORING on the main and upper levels, complemented by PLUSH CARPET on the stairs and in the FULLY DEVELOPED basement. All the POLY-B plumbing has been REPLACED, offering peace of mind for years to come. Energy efficiency is a priority, with NEW WINDOWS already paid for and scheduled for installation by 2026. The main upstairs bathroom exudes elegance with ITALIAN LINEN TILE, a relaxing SOAKER TUB, and a GRANITE vanity. The spacious primary bedroom is a true retreat, featuring a charming bay window and custom CALIFORNIA CLOSETS in both the bedroom and toiletry closet. Indulge in the luxurious ENSUITE spa, complete with an AROMATHERAPY STEAM SHOWER, soothing LIGHTS, and BUILT-IN MUSIC for the ultimate relaxation experience. All bathrooms include SOFT-CLOSE TOILETS for added convenience. The classic white kitchen is bright and functional, boasting a NEWER FRIDGE and DISHWASHER, and flows



seamlessly into the cozy living space where a fireplace with a BUILT-IN FAN ensures efficient warmth on cooler days. Stay comfortable year-round with a FURNACE and central A/C installed in 2017, a new HOT WATER TANK in 2024, and a WATER SOFTENER from 2019. Smart home features include an ECOBEE THERMOSTAT for optimal energy control. Additional features include a NEWER WASHER and DRYER set, a dedicated PARKING STALL right IN FRONT, and the option to RENT a SECOND STALL. Whether youâ€™re a growing family, first-time buyer, or downsizer seeking low-maintenance living with unmatched access to community amenities, this home checks all the boxes.

Donâ€™t miss this rare opportunity to own a turnkey townhouse in one of NE Calgaryâ€™s most welcoming neighborhoods.

Built in 1991

**Essential Information**

MLS® #	A2223014
Price	\$385,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,094
Acres	0.00
Year Built	1991
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	60 Abbeydale Villas Ne
Subdivision	Abbeydale

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7P6

### Amenities

Amenities	Parking
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Built-in Features, Closet Organizers, No Smoking Home
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Water Softener
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Electric, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard, No Neighbours Behind, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	40
Zoning	M-CG

### Listing Details

Listing Office	eXp Realty
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