# \$459,000 - 327 Abalone Place Ne, Calgary

MLS® #A2265770

## \$459,000

4 Bedroom, 2.00 Bathroom, 1,270 sqft Residential on 0.10 Acres

Abbeydale, Calgary, Alberta

Welcome to this charming 2-storey home in the family-friendly community of Abbeydale, perfectly situated in a quiet cul-de-sac just minutes from Memorial Drive, shopping, schools, and with easy access to Stoney Trail and the airport.

This well-maintained home has been recently updated, freshly painted, and is truly move-in ready â€" just bring your furniture and start making family memories! Major updates include a new roof (2020), triple-pane windows throughout (2018), a hot water tank (2018), and carpet that was replaced in 2018 and freshly shampooed just NOW.

The main floor features a bright living and dining room combination and a spacious kitchen with updated cabinetry (after 2016), offering plenty of storage for all your kitchen essentials. From the kitchen, step out onto the expansive deck that overlooks the spacious pie-shaped backyard. A conveniently located updated half bath completes this level. Upstairs, you'll find a large primary bedroom, two additional bedrooms, and a full bathroom with NEW tiles and a NEW bathtub. The finished basement provides a versatile layout with a spare bedroom and a flex area perfect for a family room, office, or home gym. Set on a pie-shaped lot, the backyard offers plenty of space for outdoor enjoyment and the potential to build a large garage. This lovely home combines comfort, updates, and a great location â€" a perfect choice for growing families or first-time buyers!







## **Essential Information**

MLS® # A2265770 Price \$459,000

Bedrooms 4

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,270 Acres 0.10 Year Built 1981

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 327 Abalone Place Ne

Subdivision Abbeydale
City Calgary
County Calgary
Province Alberta
Postal Code T2A 6Y5

#### **Amenities**

Parking Spaces 2
Parking Stall

## Interior

Interior Features See Remarks, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating Forced Air

Cooling None
Has Basement Yes
Basement Full

# **Exterior**

Exterior Features Other

Lot Description Back Lane, Cul-De-Sac, Pie Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed October 23rd, 2025

Days on Market 1

Zoning R-CG

# **Listing Details**

Listing Office Premiere Realty Direct

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