

\$479,000 - 20 Abalone Way Ne, Calgary

MLS® #A2228990

\$479,000

3 Bedroom, 2.00 Bathroom, 861 sqft

Residential on 0.07 Acres

Abbeydale, Calgary, Alberta

Welcome to 20 Abalone Way NE, Calgary, a delightful bi-level house nestled in Abbeydale SE. The home boasts 3 bedrooms 2 bathrooms with a bright living room looking out to the west facing balcony. Dining and kitchen are seamlessly connected with ample storage space – ideal for both everyday living and entertaining guests. The main floor boasts 2 generously sized bedrooms with a full bathroom. The basement is finished with one 3pc bathroom, a huge bonus room for family use, a rec room, and lots of storage space. The house comes with a single over-sized detached garage, fully fenced for your privacy. The location is very convenient, just a short walk to schools parks, transit, and community amenities – including tennis courts, skating rink, and lively recreation programs – while offering easy access to major roads and shopping. Reach out today to schedule your private showing.

Built in 1981

Essential Information

MLS® #	A2228990
Price	\$479,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	861
Acres	0.07



Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	20 Abalone Way Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6Y7

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 8th, 2025
Days on Market	9
Zoning	R-CG

Listing Details

Listing Office

CIR Realty

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