

\$339,900 - 64 Abbeydale Villas Ne, Calgary

MLS® #A2263228

\$339,900

2 Bedroom, 3.00 Bathroom, 1,100 sqft

Single Family

Abbeydale, Calgary, Alberta

Stylish & Updated Townhome â€” Move-In Ready with PREPAID Window Upgrade! This beautifully updated and fully finished 2-storey townhome blends modern comfort with incredible value, making it an ideal choice for first-time buyers, young professionals, or anyone seeking low-maintenance living in a great location. Enjoy the convenience of parking right outside your front door and step inside to discover an inviting open-concept main floor with hardwood flooring, a cozy gas fireplace, and generous space for both living and dining. The updated eat-in kitchen features modern white cabinetry, granite counters, and updated flooring, creating a bright, welcoming space thatâ€™s perfect for everyday living and casual entertaining. Upstairs, youâ€™ll find two spacious bedrooms, including a very large primary suite with a private ensuite featuring granite counters, updated cabinets, flooring, and fixtures. The second full bathroom mirrors these upgrades, providing comfort and consistency in design and quality. The fully finished lower level adds even more living space with a spacious family room, dry bar with beverage fridge, half bath, and full laundry area with washer and dryer included â€” ideal for movie nights, guests, or hobby space. Major mechanicals are in great shape with a newer furnace and hot water tank (approx. 5 years old), offering efficiency and peace of mind. Step outside from the kitchen to a private deck, perfect for summer barbecues or



morning coffee.And hereâ€™s a rare bonus:
new windows are already scheduled for
installation in 2026 â€™ and the seller has paid
in full (over \$7,000 value!).This home is truly
move-in ready, combining thoughtful updates,
practical comfort, and unbeatable value â€™
the perfect blend for your next chapter.
(id:6289)

Built in 1991

Essential Information

Listing #	A2263228
Price	\$339,900
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,100
Year Built	1991
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	64 Abbeydale Villas Ne
Subdivision	Abbeydale
City	Calgary
Province	Alberta
Postal Code	T2A7P6

Amenities

Amenities	Playground, Schools, Shopping, Other
Features	Other, No Animal Home, No Smoking Home
Parking Spaces	1

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Realty Professionals
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