



THE A-TEAM

RE/MAX FIRST

903 ABBOTSFORD Drive, Calgary T2A5Y3

MLS@#: A2200223 Area: Abbeydale Listing Date: 03/07/25 List Price: \$585,000
Status: Pending County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1977
Finished Floor Area: 1,154
Lot Sz Ar: 6,049 sqft
Ttl Sqft: 1,154

DOM

29
Layout
Beds: 5 (3 2)
Baths: 2.0 (2 0)
Style: Bungalow

Parking

Ttl Park: 2
Garage Sz: 2

Access:
Lot Feat: Back Lane, City Lot, Corner Lot, Front Yard, See Remarks
Park Feat: Double Garage Attached, Oversized, Rear Drive

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: Private Yard
Construction: Vinyl Siding, Wood Frame
Flooring: Ceramic Tile, Laminate
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Window Coverings
Int Feat: Separate Entrance, Vinyl Windows
Utilities:

Room Information

Table with columns: Room, Level, Dimensions, Room, Level, Dimensions. Includes sub-column: Legal/Tax/Financial.

Title: Fee Simple
Legal Desc: 7710916
Zoning: R-CG

Remarks

Pub Rmks: Incredible value in the heart of Abbeydale! This corner lot home is bursting with potential, offering 2000 sq ft of developed living space, 5 bedrooms, and 2 full

bathrooms - the perfect canvas to create your dream home or a savvy investment opportunity. Sitting on a huge lot with RV parking, this property features a massive double detached garage (23'5 x 27'6) - a dream workspace for any handyman or hobbyist. The layout is functional, the bones are solid, and the possibilities are endless! Located just steps from a park, schools, and with easy access to transit, 16 Ave, Stoney Trail, and shopping, this location offers unbeatable convenience for families or investors. Don't miss out on this amazing opportunity - book your showing with your favourite realtor today and let your imagination bring this home to life!

Inclusions:
Property Listed By:

**NA
Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





