

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

MLS® #A2265770

**\$459,000**

4 Bedroom, 2.00 Bathroom, 1,270 sqft

Residential on 0.10 Acres

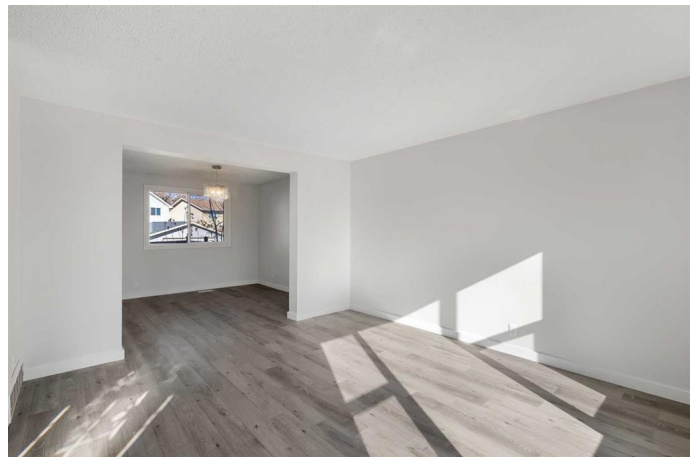
Abbeydale, Calgary, Alberta

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 – 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 – a perfect choice for growing families or first-time buyers!



Built in 1981

**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 | 14                 |
| Zoning         | R-CG               |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Premiere Realty Direct |
|----------------|------------------------|

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