

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

MLS® #A2265770

\$459,000

4 Bedroom, 2.00 Bathroom, 1,270 sqft

Residential on 0.10 Acres

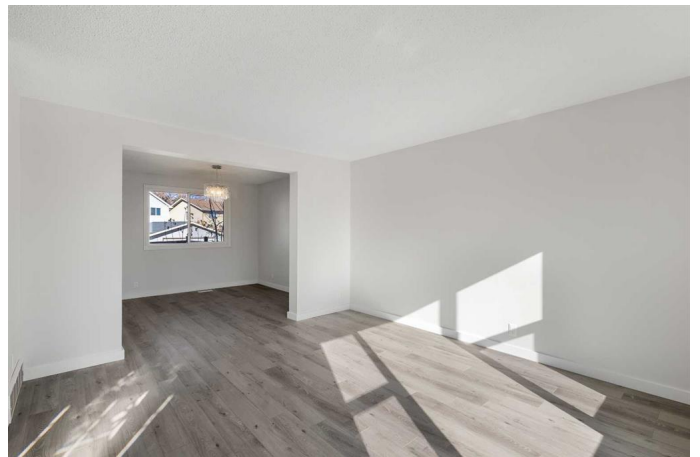
Abbeydale, Calgary, Alberta

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	7
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.