

116 Abalone Place NE
Calgary, Alberta

MLS # A2175828



\$429,900

Division:	Abbeydale		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	803 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

INVESTOR/FIRST TIME HOME BUYER OPPORTUNITY | 4 BEDROOMS DUPLEX | NO CONDO FEE | GREAT LOCATION |Nestled in the heart of Abbeydale, this lovely semi-detached home is situated in a peaceful, family-oriented community with parks, schools, and essential amenities all within easy reach. The area offers unbeatable convenience with quick access to 16 Avenue, Stoney Trail, and Memorial Drive, simplifying any commute. On the main floor, you'll find two spacious bedrooms and a full bathroom, complemented by a well-equipped kitchen featuring stainless steel appliances. The dining area is positioned just off the large, sunlit living room, creating a comfortable flow for everyday living. Step outside to a generous backyard, ideal for outdoor dining, entertaining, and family fun. The basement adds two additional bedrooms and a full bathroom, making it perfect for family expansion or guest accommodations. Imagine the endless enjoyment and possibilities this backyard and charming home offer. Don't miss your chance to own a delightful property in a welcoming community!