

122 Abalone Place NE
Calgary, Alberta

MLS # A2178750



\$499,900

Division:	Abbeydale		
Type:	Residential/Duplex		
Style:	Bi-Level, Side by Side		
Size:	806 sq.ft.	Age:	1979 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Few Trees, Front Yard, Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Shed

FULLY RENOVATED | 4 BEDROOM 2 BATHROOM | PIE SHAPED OVERSIZED LOT | ILLEGAL BASEMENT SUITE | 1500 + SQFT OF LIVING SPACE | SPACIOUS BACKYARD | Step into your FULLY RENOVATED home with NEW STAINLESS STEEL APPLIANCES and NEW LIGHT FIXTURES. This home is a perfect HIGH QUALITY STARTER HOME OR INVESTMENT! A spacious OPEN CONCEPT LIVING AREA with large windows bringing in a lot of natural light. two bedrooms on the Main Level, with a 4 - piece washroom. The Main Level also features its own stacked Laundry. The basement is well equipped featuring an illegal suite with the the large living area, TWO BEDROOMS and another 4 - piece Bathroom to completes the high quality finishes inside this home. The large back yard complete this home with its very own DOUBLE DETACHED GARAGE! This home is conveniently located close to schools, shopping and is easily accessible to Stoney Trail and Deerfoot Trail. DON'T MISS OUT ON THIS OPPORTUNITY, IT WON'T LAST LONG!