

# \$420,000 - 211 Abalone Place Ne, Calgary

MLS® #A2261773

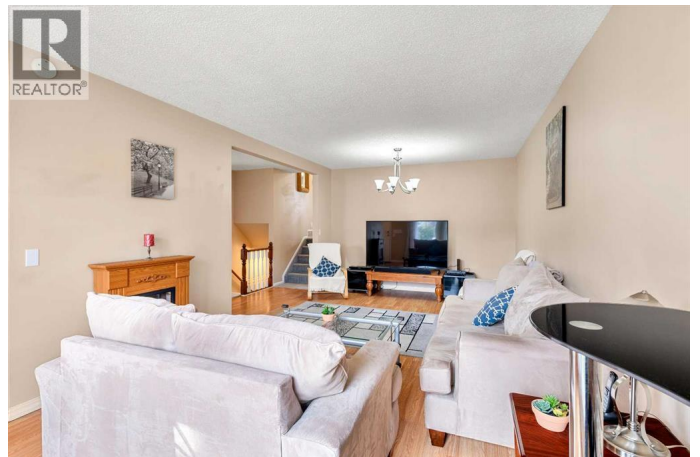
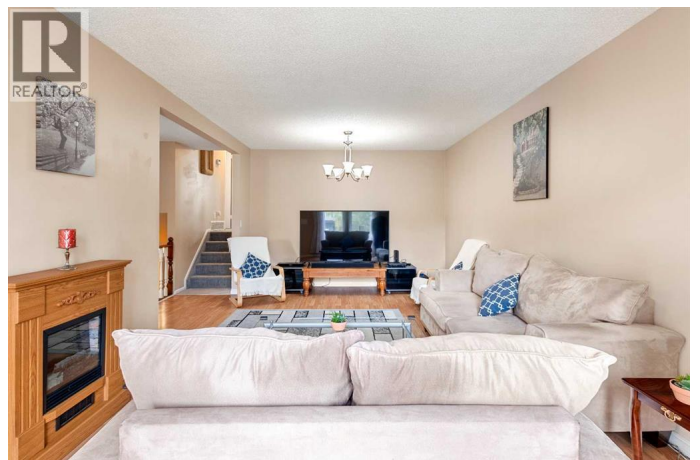
**\$420,000**

4 Bedroom, 2.00 Bathroom, 1,088 sqft

Single Family on 0.08 Acres

Abbeydale, Calgary, Alberta

Nestled on a quiet street in the community of Abbeydale, this beautifully maintained semi-detached home offers nearly 1,500 sq ft of developed living space across three functional levels, perfect for growing families. This property features updated windows, furnace and HWT. Step inside to find a bright and welcoming main floor, featuring durable laminate flooring and a sun-filled living room with large windows that floods the space with natural light. The spacious kitchen is thoughtfully designed with granite countertops, ample cabinetry, and sleek stainless-steel appliances, all conveniently adjacent to the dining area for easy entertaining. Upstairs, you'll find three generously sized bedrooms, each with ample closet space, and a full 4-piece bathroom to complete the level. The fully finished lower level adds exceptional versatility with a large recreation room, an additional bedroom, and a 3-piece bathroom, ideal for guests, teens, or a home office setup. This home features a new furnace for year-round comfort and savings. Enjoy a private, low-maintenance backyard, perfect for relaxing on warmer days. An oversized single detached garage provides added convenience and storage. Located close to schools, parks, playgrounds, shopping, and dining, this home offers both comfort and convenience in a family-friendly neighbourhood. Don't miss your chance to call this wonderful property home - book your private showing today! (id:6289)



Built in 1980

## Essential Information

Listing #	A2261773
Price	\$420,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,088
Acres	0.08
Year Built	1980
Type	Single Family
Sub-Type	Freehold
Style	3 Level

## Community Information

Address	211 Abalone Place Ne
Subdivision	Abbeydale
City	Calgary
Province	Alberta
Postal Code	T2A6S2

## Amenities

Amenities	Playground, Schools, Shopping
Features	Back lane, Closet Organizers
Parking Spaces	1
Parking	Detached Garage
# of Garages	1

## Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Hood Fan
Heating	Forced air
Cooling	None
Has Basement	Yes

## Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office 2% Realty



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