

# \$365,000 - 123 Abingdon Court Ne, Calgary

MLS® #A2088653

**\$365,000**

3 Bedroom, 2.00 Bathroom, 981 sqft

Residential on 0.07 Acres

Abbeydale, Calgary, Alberta

Charming Bi-Level Home with Endless Potential. Welcome to this wonderful 980 sqft bi-level home nestled in the family-friendly community of Abbeydale. This gem is ready for a discerning buyer with a vision to transform it into their dream haven. Key Features: Roomy kitchen with lots of cupboards and counters - Spacious 2 bedrooms on the main level, providing ample space for a growing family or guests. - Additional bedroom downstairs for added convenience and flexibility. - A cozy living room and dining area create an inviting atmosphere for gatherings and entertaining. - The lower level boasts a laundry area, storage and a versatile family room, perfect for a playroom, home office, or a cozy retreat. Opportunity Awaits: With a bit of TLC, this residence has the potential to become a true masterpiece. Imagine customizing the spaces to reflect your unique style and preferences, turning it into a place that truly feels like home. Location, Location, Location: you'll enjoy the benefits of a family-friendly neighborhood with a playground and schools just a stone's throw away. Convenience meets community in this desirable locale and with a back alley you can easily add in a garage. Don't miss out on the chance to make this house your very own. Embrace the opportunity to bring your vision to life at a great price. Schedule a viewing today!

Built in 1980



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2088653    |
| Price          | \$365,000   |
| Sold Price     | \$340,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 981         |
| Acres          | 0.07        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 123 Abingdon Court Ne |
| Subdivision | Abbeydale             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2A 6S4               |

## Amenities

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 1                                               |
| Parking        | Front Drive, Off Street, On Street, Parking Pad |

## Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | See Remarks                                             |
| Appliances        | Dishwasher, Dryer, Electric Range, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Has Basement      | Yes                                                     |
| Basement          | Full, Partially Finished                                |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | None                             |
| Lot Description   | Back Lane, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                  |

|              |                 |
|--------------|-----------------|
| Construction | Stucco          |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 19th, 2023 |
| Date Sold      | November 4th, 2023 |
| Days on Market | 16                 |
| Zoning         | R-C2               |
| HOA Fees       | 0.00               |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | CENTURY 21 BAMBER REALTY LTD. |
|----------------|-------------------------------|

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