

\$498,800 - 32 Abingdon Court Ne, Calgary

MLS® #A2104304

\$498,800

4 Bedroom, 3.00 Bathroom, 1,238 sqft

Residential on 0.07 Acres

Abbeydale, Calgary, Alberta

Welcome to this stunningly renovated 2 storey, 4 bed(3+1) -2.5 bath comfy home having a great family layout offering brand new ambience with over 1700 square feet of developed space . This ready to possession property offers brand new Vinyl flooring throughout the main level going down to basement, brand new good quality carpet going up the stairs throughout the upper floor and fresh paint throughout the house, brand new floor tiles and matching wall tiles in both full bathrooms, brand new kitchen cabinets boasting white sparkle Quartz Countertops with beautiful ARTISAN style tiled backsplash and double SS sinks, all brand new SS Samsung Appliances, brand new upper level Samsung laundry with 5 year warranty included. The new lucky owner will be at peace for years to come having brand new High Efficiency Furnace, brand new Hot Water Tank, brand new PEX plumbing and all plumbing fixtures throughout the house. Nestled in a cozy & quiet neighborhood this property offers the privilege of being just steps away from Saint Kateri Tekakwitha School and Aberfoyle park along with Abbeydale walking path access and easy access to both Trans-Canada Highway & Stoney Trail ring road that makes getting around Calgary a breeze with easy commuting, less than 20 minutes to Calgary International Airport & Downtown. Entering the main level you are greeted with nicely upgraded mud room with brand new cabinetry with tons of storage



leading to the lively sun soaked large living area with big windows that connects to dining and the kitchen overlooking the great sized back yard, off the side is a half bath for added privacy. Going up to the 2nd level you will appreciate the beautiful pendant in the staircase along with upgraded new railings leading to 3 bright, generous size bedrooms with spacious closets, each furnished with re-arrangeable closet organizers, convenient upper floor laundry and a 4 piece bath furnished with all brand new fixtures and a tub for unwinding after a long day. The cozy and bright Basement (Illegal Suite) is fully finished and has separate entrance, large brand new window in living area, brand new appliances, 1 Bedroom with 4 piece ensuite bath and is independent laundry ready. The back yard is fenced and generously sized with a central fire pit to enjoy those evenings together with your loved ones. Also wrapped around the property starting from entrance to the backyard all the way to back is an expansive deck to enjoy the sunny warmth. This home is ideal for a young family or it could be your next investment property to add to your portfolio. This home is a must see if you are looking for a single family home with great parking space, yard to enjoy and within walking distance to the Abbeydale Community Association and the Abbeydale Outdoor Rink. Call your favourite Realtor today to book a private showing.

Built in 1980

Essential Information

MLS® #	A2104304
Price	\$498,800
Sold Price	\$530,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2

Half Baths	1
Square Footage	1,238
Acres	0.07
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	32 Abingdon Court Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A6S5

Amenities

Parking Spaces	2
Parking	Asphalt, Parking Pad

Interior

Interior Features	Chandelier, Closet Organizers, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Electric Range, ENERGY STAR Qualified Appliances, Gas Water Heater, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Central, High Efficiency, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 8th, 2024
Date Sold	March 9th, 2024
Days on Market	30
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office URBAN-REALTY.ca

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