

\$519,900 - 452 Abalone Place Ne, Calgary

MLS® #A2110454

\$519,900

4 Bedroom, 2.00 Bathroom, 1,091 sqft

Residential on 0.09 Acres

Abbeydale, Calgary, Alberta

Nestled in the heart of the vibrant community of Abbeydale lies this beautifully updated bungalow, perfectly situated on a spacious corner lot, meticulously maintained, and boasting over 2090sqft of living space. Upon entering, you'll be greeted by a bright living room, spacious kitchen with ample cabinets, and an adjoining dining room. Three good-sized bedrooms and a 4pc bathroom complete this level. Venture downstairs to discover a fully finished basement where you will find an additional bedroom, a sleek 3-piece bathroom, and spacious family room adorned with a decorative wood-burning fireplace. The basement also boasts a convenient wet bar, dedicated laundry room and storage area. Embrace the separate side entrance where you can step outside and be greeted by a sprawling wraparound deck and large backyard. There are endless possibilities here including the potential of building a spacious double detached garage. With no sidewalks to shovel, winters are hassle free. Enjoy ample street parking that sides on the corner of this property. Located close to all major amenities, schools, shopping, transit, parks and playgrounds, you don't miss the opportunity to own this beautiful home.

Built in 1981

Essential Information

MLS® #

A2110454



Price	\$519,900
Sold Price	\$525,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,091
Acres	0.09
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	452 Abalone Place Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6Y6

Amenities

Parking Spaces	1
Parking	Alley Access, None, On Street

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Private Yard
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Lot Description	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Landscaped, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 13th, 2024
Days on Market	12
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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