

\$399,000 - 20 Abingdon Way Ne, Calgary

MLS® #A2118761

\$399,000

4 Bedroom, 2.00 Bathroom, 1,044 sqft

Residential on 0.10 Acres

Abbeydale, Calgary, Alberta

Oh my! Here's a great opportunity for Investors, Handymen/ladies, or 1st time buyer's! This 1100 sf bilevel w/ 4 bedrooms, 2 baths, Fireplace and a private yard has been a rental property for 30 years. But all good things must come to an end. Tenants' rights apply and are slated to be out the end of June. The Sellers are retired and don't have the time to do a complete make-over! So, their loss, your gain! No interior pictures for the obvious reasons and the asking price reflects the current condition, so have an open mind! Showings: 24hr notice & during the weekends only as the tenants have pets!

Built in 1980

Essential Information

MLS® #	A2118761
Price	\$399,000
Sold Price	\$420,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,044
Acres	0.10
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold



Community Information

Address	20 Abingdon Way Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6V7

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Paid For, Sewer Connected, Water Available
Parking Spaces	3
Parking	Asphalt, Off Street

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

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

Additional Information

Date Listed	April 9th, 2024
Date Sold	April 10th, 2024
Days on Market	1
Zoning	R-C2
HOA Fees	0.00

Listing Details

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