

\$474,900 - 72 Abingdon Court Ne, Calgary

MLS® #A2119668

\$474,900

3 Bedroom, 2.00 Bathroom, 1,233 sqft
Residential on 0.07 Acres

Abbeydale, Calgary, Alberta

Welcome to your dream home nestled right in the heart of Abbeydale! Get ready to be wowed by this cozy two-story home that's bursting with charm and convenience.

This place has it all – three bedrooms, one and a half bathrooms and a basement that's basically a blank canvas for whatever you're into – whether it's a home office, a gym, or just a chill hangout spot.

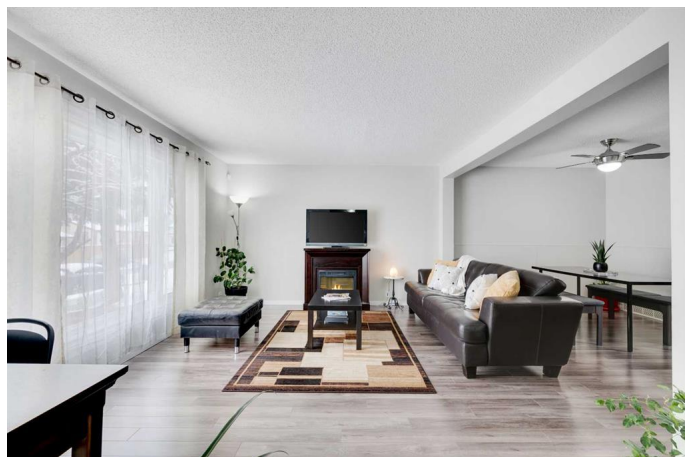
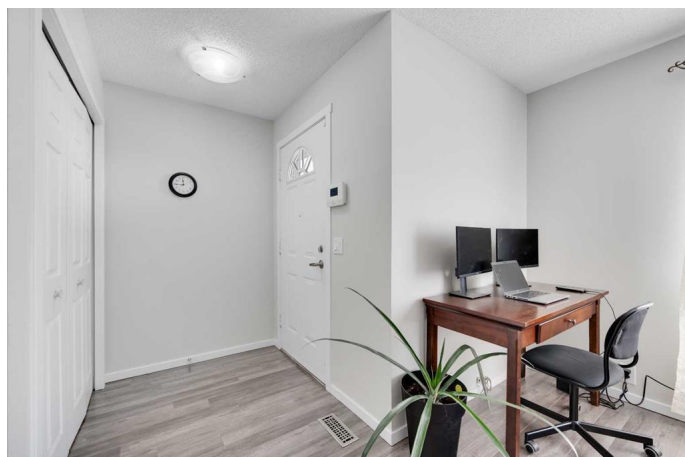
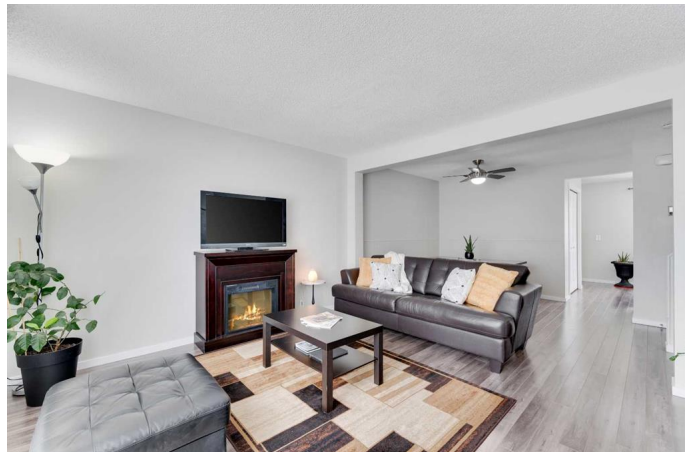
Step inside and you're greeted with a layout that's perfect for kicking back and hanging with your family. The main floor plan flows seamlessly from the living area to the dining room and kitchen.

Head upstairs and you'll find two spacious bedrooms plus the primary suite – your own little oasis away from it all and a 4 piece shared bathroom completing the second floor.

But the real magic happens outside, where you've got your own private backyard oasis. No neighbors peeking over the fence here – just plenty of space for BBQs, chilling out, and maybe even catching a glimpse of the Northern Lights on a clear night PLUS your own apples from your apple tree in your front yard.

****UPDATES: New TRIPLE PANE windows, interior freshly painted, new flooring****

And let's talk location – with Stoney Trail and 16 Ave close by, getting around town is a



breeze. Plus, you've got all the amenities you could ever need right at your fingertips – from shopping to dining to parks, schools and the hospital (Shopping: Coop, Dollarama, T&T in Marlborough, Lucky Supermarket, Costco and Walmart in East Hills. Rec Facilities: Applewood Park, Sunridge Mall, Cineplex Sunridge and East Hills, Elliston Park, Village Square Leisure Centre, Renfrew Aquatic & Recreation Centre, 15 mins away to Calgary Zoo and Telus Spark PLUS the backyard that leads right out into a walking path).

So what are you waiting for? Treat yourself to this vibrant community of Abbeydale and make this house your home today! Schedule your private showing and seize this opportunity for comfortable living in an ideal location.

Built in 1980

Essential Information

MLS® #	A2119668
Price	\$474,900
Sold Price	\$490,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,233
Acres	0.07
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	72 Abingdon Court Ne
Subdivision	Abbeydale

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6S5

Amenities

Parking Spaces	2
Parking	Front Drive, Gravel Driveway, Off Street, Parkade

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Street Lighting, Zero Lot Line
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 19th, 2024
Days on Market	14
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.