

\$449,500 - 35 Abingdon Court Ne, Calgary

MLS® #A2120331

\$449,500

3 Bedroom, 2.00 Bathroom, 1,239 sqft

Residential on 0.07 Acres

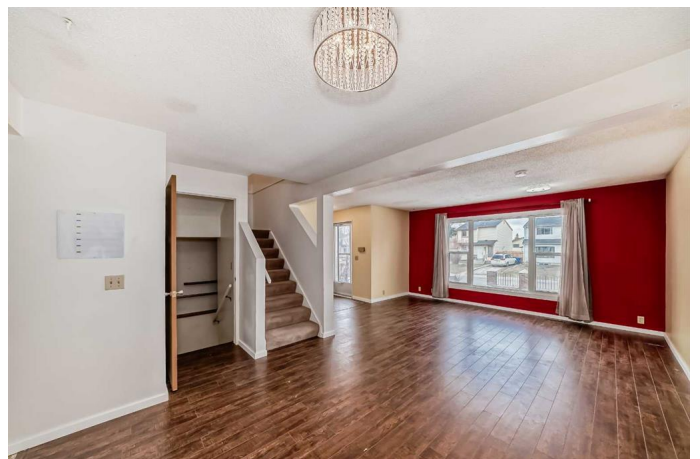
Abbeydale, Calgary, Alberta

Discover the charm and openness of Abbeydale with wider streets, and more street parking than most NE neighborhoods. This inviting 3-bedroom home, perfectly positioned for seamless commuting and family convenience. Nestled near major highways, grocery stores, and amenities, enjoy easy access to downtown and the airport within 20 minutes. Embrace community living with nearby schools, playgrounds, parks, and recreational facilities, including walking paths exclusive to Abbeydale residents. Experience comfort and convenience in this welcoming haven of rest.

The main floor starts with the entrance, large open living room area with a larger than normal front window, dining room, kitchen, and half bathroom, with updated modern lights, and a door to access the backyard. This property is livable, with understanding that the kitchen cabinets and flooring are original and could be refurnished now or as a new owner can afford. On viewing the interior wall finishes are in good condition, and new paint to a new buyer would be appreciated. The list price is adjusted for this according to the community market value.

The second floor offers 3 good size bedrooms, full bathroom. Modern matching lights and beautiful pendant lights in stair hallway. Carpet can be cleaned as per the new owner's standard.

Basement is partially done, with one bedroom with window and rec room with no window,



there is laundry, furnace, and some space for storage. There is a room for a bathroom to be built in the back room where the furnace is. The basement requires paint, flooring and finishing materials.

Great space backyard that gives you privacy with fire pit to enjoy outdoor family time. Fence needs some repair known as fencing TLC.

House has replacement windows, exterior siding and shingles replaced about 7-8 years ago. The whole house needs to be repainted. It's a great single-family home for an amazing price.

This property with no garage based on the new city bylaw to add additional rental spaces may give you as a prospective buyer, the opportunity to build a garage with a second-floor garden suite. Come see this cute and cozy home right away as it won't last long, book a showing with your favorite REALTOR today!

Built in 1980

Essential Information

MLS® #	A2120331
Price	\$449,500
Sold Price	\$458,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,239
Acres	0.07
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	35 Abingdon Court Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6S4

Amenities

Utilities	Cable Available, Electricity Connected, Natural Gas Connected, Phone Available, Sewer Connected, Underground Utilities, Water Connected
Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Closet Organizers, No Smoking Home, Pantry, Storage, Vinyl Windows
Appliances	Electric Stove, Portable Dishwasher, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 1st, 2024
Date Sold	May 13th, 2024
Days on Market	18
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.