

\$469,900 - 132 Abalone Place Ne, Calgary

MLS® #A2121064

\$469,900

4 Bedroom, 2.00 Bathroom, 864 sqft

Residential on 0.11 Acres

Abbeydale, Calgary, Alberta

CONDITIONALLY SOLD!!! Welcome to this charming split-level home, on a pie-shaped lot featuring two bedrooms on the upper level and two bedrooms on the lower level with a total of nearly 1570 sq feet. This versatile layout offers an entrance that separates the lower and upper level, providing flexibility for both homeowners and potential renters. Upon entry, you'll be greeted by spacious and well-designed living areas on both levels. The upper level boasts two bright and cozy bedrooms, ideal for a small family or guests. Meanwhile, the lower level includes an additional two bedrooms, offering ample space for a growing family or rental opportunities. Notably, the basement also includes hookups for a washer and dryer, enhancing convenience and functionality. Whether you choose to maintain the property as a single-family residence or capitalize on the separate entrance to rent out the lower level, this home presents limitless possibilities for living arrangements and investment endeavours. Also enjoy the comfort of central air AC. The highlight of this property is undoubtedly its extra-large backyard, providing a verdant canvas for relaxation and recreation. Adding to the allure is a beautifully covered patio. Additionally, the convenience of a parking pad for two vehicles ensures practicality without compromising on space. Schedule a viewing today to explore the potential of this exceptional space!



Built in 1979

Essential Information

MLS® #	A2121064
Price	\$469,900
Sold Price	\$501,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	864
Acres	0.11
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	132 Abalone Place Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6N1

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Microwave, Oven, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Awning(s), Balcony, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2024
Date Sold	April 26th, 2024
Days on Market	15
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	The Agency Calgary
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