

\$544,900 - 139 Abalone Way Ne, Calgary

MLS® #A2147632

\$544,900

3 Bedroom, 2.00 Bathroom, 1,055 sqft

Residential on 0.13 Acres

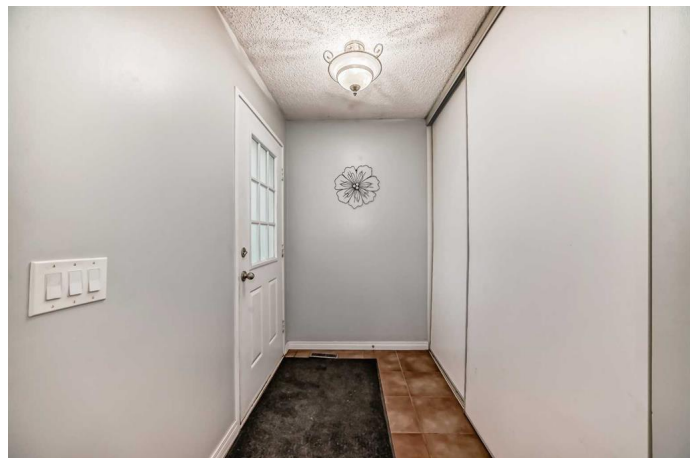
Abbeydale, Calgary, Alberta

OPEN HOUSE ON SUNDAY, SEPT 15th; 2-4:30 pm. Discover this Abbeydale GEM where pride of ownership shines. The main level currently features, upstairs laundry, HARDWOOD FLOORS throughout, a large living/dining area, a 4 piece bathroom and a MASSIVE MASTER BEDROOM (could be converted back to 2 bedrooms before or after purchase), originally two rooms, plus a second bedroom. Enjoy the SEPARATE ENTRANCE which leads to the UPGRADED LEGAL one-bedroom suite, which offers NEW PAINT throughout, NEW CARPET, a RENOVATED BATHROOM and its own laundry. Outside, there is an EXTRA LONG/WIDE DRIVEWAY for additional vehicles and an OVERSIZED HEATED GARAGE. The well appointed PRIVATE BACKYARD showcases a large deck and a fire pit where you can enjoy serene evenings. This home perfectly blends comfort and functionality, making it a fantastic choice for both living and INVESTMENT. Donâ€™t miss out; book your showing today!!!

Built in 1981

Essential Information

MLS® #	A2147632
Price	\$544,900
Sold Price	\$540,000
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,055
Acres	0.13
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	139 Abalone Way Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6Y1

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Garbage Collection, Sewer Connected, Water Connected
Parking Spaces	6
Parking	Double Garage Detached, Oversized, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Animal Home, Open Floorplan, Separate Entrance, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 13th, 2024
Date Sold October 4th, 2024
Days on Market 20
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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