

\$549,999 - 106 Abalone Crescent Ne, Calgary

MLS® #A2151171

\$549,999

4 Bedroom, 2.00 Bathroom, 835 sqft

Residential on 0.08 Acres

Abbeydale, Calgary, Alberta

Attention First time Home Buyers & Investors!

This bi-level residence, with LEGAL Basement Suite nestled on a serene street, offers everything you've been dreaming of. Situated in a family-friendly neighbourhood with abundant green spaces and close proximity to parks, shopping, schools, and more.

Both the main level and legal basement suite were completed Renovated! Central AC on main level, double car garage (insulated and drywalled), and heated floors in both bathrooms!

Luxury Spec renovation- complete with 6 mil Vinyl Plank, Herringbone glass Backsplash, Mosaic tiles, and over \$10K in brand new appliances in legal basement suite!

Two bedroom, 1 bathroom above grade. Legal basement suite has own side entrance, also with 2 bedrooms, 1 bathroom—perfect to rent out, or for family to live in downstairs!

Quick access to 16th Ave and Stoney Trail!

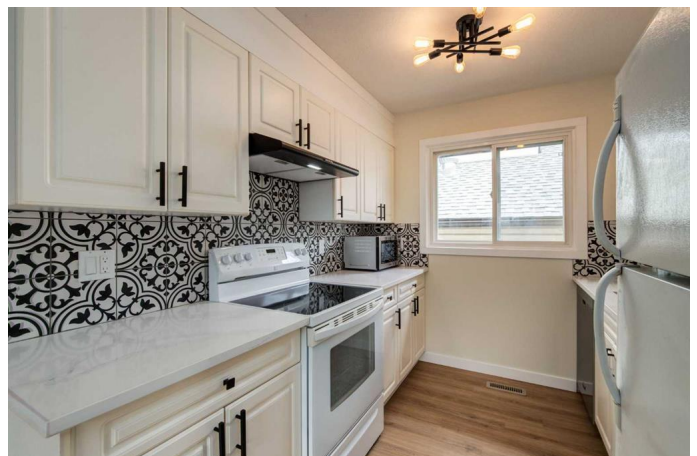
Book your showing today!

Built in 1981

Essential Information

MLS® #

A2151171



Price	\$549,999
Sold Price	\$537,500
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	835
Acres	0.08
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	106 Abalone Crescent Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6X8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Oven, Washer
Heating	Hot Water
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Mixed

Foundation Poured Concrete

Additional Information

Date Listed July 19th, 2024
Date Sold August 2nd, 2024
Days on Market 14
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office Real Broker

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.