

\$429,900 - 116 Abalone Place Ne, Calgary

MLS® #A2175828

\$429,900

4 Bedroom, 2.00 Bathroom, 803 sqft

Residential on 0.06 Acres

Abbeydale, Calgary, Alberta

INVESTOR/FIRST TIME HOME BUYER
OPPORTUNITY | 4 BEDROOMS DUPLEX |
NO CONDO FEE | GREAT LOCATION

|Nestled in the heart of Abbeydale, this lovely semi-detached home is situated in a peaceful, family-oriented community with parks, schools, and essential amenities all within easy reach. The area offers unbeatable convenience with quick access to 16 Avenue, Stoney Trail, and Memorial Drive, simplifying any commute.

On the main floor, you'll find two spacious bedrooms and a full bathroom, complemented by a well-equipped kitchen featuring stainless steel appliances. The dining area is positioned just off the large, sunlit living room, creating a comfortable flow for everyday living. Step outside to a generous backyard, ideal for outdoor dining, entertaining, and family fun.

The basement adds two additional bedrooms and a full bathroom, making it perfect for family expansion or guest accommodations. Imagine the endless enjoyment and possibilities this backyard and charming home offer. Don't miss your chance to own a delightful property in a welcoming community!

Built in 1979

Essential Information

MLS® # A2175828

Price \$429,900



Sold Price	\$400,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	803
Acres	0.06
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	116 Abalone Place Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6N1

Amenities

Parking	Off Street
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Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 28th, 2024
Date Sold	November 13th, 2024
Days on Market	14
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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