

139 Abalone Way NE
Calgary, Alberta

MLS # A2147632



\$544,900

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,055 sq.ft.	Age:	1981 (43 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Oversized, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Laminate, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Animal Home, Open Floorplan, Separate Entrance, Storage		

Inclusions: None

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. Don't miss out; book your showing today!!!