1052 Abbeydale Drive NE
Calgary, Alberta

MLS # A2178931

$479,900

Division:	Abbeydale
Type:	Residential/House
Style:	2 Storey

Size:	1,304 sq.ft.	**Age:**	1980 (44 yrs old)
Beds:	3	**Baths:**	1 full / 2 half

Garage:	Alley Access, Double Garage Detached
Lot Size:	0.11 Acre
Lot Feat:	Back Lane

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Laminate, Parquet, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Partially Finished	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home, Skylight(s)		

Inclusions:	Garage Door opener (as-is)

Welcome to this spacious, 2 storey, 3 bedroom family home in the heart of Abbeydale. This home offers great fundamentals and the opportunity to update it to make it your own. Featuring over 1300 square feet on the main and second floor this home has the room for your family to grow. The main floor has a great layout with a large living room that flows into the attached dining room, the perfect spot for family dinners. The kitchen offers a smart layout and offers easy access to the mature back yard. Head upstairs to find 3 spacious bedrooms, including the large primary bedroom that features a large walk in closet. The basement is partially developed with numerous options to complete the development. This home comes complete with a front patio, a large 24x22 garage, 2 car parking pad and mature landscaping This home is ideally located close to shopping, transit, and a short distance to the main roadways. Call your favorite agent to see this home today.