



THE
A-TEAM

**RE/MAX
FIRST**

39 ABBEYDALE Villas, Calgary T2A 7P6

MLS® #: **A2124605** Area: **Abbeydale** Listing Date: **04/19/24** List Price: **\$369,000**
Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1991**
Lot Information
Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,100**
Low Sqft:
Ttl Sqft: **1,100**

DOM

30
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **2 Storey,Side by Side**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Barbecue**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	16`3" x 8`9"	Dining Room	Main	11`10" x 7`4"
Living Room	Main	14`5" x 9`1"	Entrance	Main	6`10" x 5`1"
Bedroom	Upper	7`8" x 7`6"	Bedroom	Upper	8`9" x 7`11"
4pc Bathroom	Upper	7`5" x 5`0"	Bedroom - Primary	Upper	14`2" x 10`10"
4pc Ensuite bath	Upper	4`11" x 7`11"	Laundry	Basement	8`10" x 16`3"
Storage	Basement	4`0" x 3`0"	Game Room	Basement	20`9" x 12`11"
Other	Main	7`0" x 9`11"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$471

Fee Simple

M-CG d44

Fee Freq:

Monthly

Legal Desc:

9112171

Remarks

Pub Rmks:

Welcome to your dream home in Abbeydale! This executive-style townhouse is tailor-made for young families, professionals, or those looking to downsize. Situated in a perfect location with serene neighbors and a delightful community, it's an oasis of peace. Step into convenience with parking just a stone's throw from your doorstep, with the option to rent extra stalls. The upstairs boasts a fabulous master bedroom complete with a full ensuite, bay window, ample closet space, and plush carpeting. Two additional bedrooms offer versatility, ideal for a nursery or office space. The main level charms with another bay window, laminate flooring, and a cozy gas fireplace, complemented by an excellent dining area. The renovated eat-in kitchen (2021) is a chef's delight, featuring refaced cabinets, resurfaced countertops, a slate tile backsplash, and stainless steel/black appliances. Step through patio doors onto a south-facing deck overlooking a spacious, tranquil green space. This home's thoughtful design ensures comfort year-round, with no need for A/C thanks to its well-insulated positioning between units. Utility costs remain low, keeping you cozy in winter and cool in summer. The lower level is a haven for relaxation and recreation, boasting ample storage, a laundry room with brand new washer and dryer (2023), and a generously sized rec room perfect for a home theatre, media room, or playroom. With easy access to transit and major roads like Stoney Trail and Memorial Drive, downtown is just a 10-minute drive away. Enjoy the neighbouring community centre's amenities, including playgrounds, ball diamonds, rinks, and courts for basketball and tennis. Nearby amenities such as a corner store add to the convenience. This home is truly a perfect 10/10—come experience the charm and comfort for yourself! In addition to its wonderful features, this home comes with some fantastic amenities included, adding extra value and convenience for you. You'll find a comfortable sofa in the living room, a convenient barbecue machine for outdoor gatherings, a cozy loveseat for relaxation, a projector for immersive entertainment, and a table tennis board in the rec room for endless fun and recreation. These amenities are ready for you to enjoy from day one, enhancing your living experience in this delightful home. Note: Seller is a licensed agent in AB and is a owner.

Inclusions:

None

Property Listed By:

eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









