



THE
A-TEAM

**RE/MAX
FIRST**

27 ABBEYDALE Villas, Calgary T2A7P6

MLS®#: **A2131467** Area: **Abbeydale** Listing Date: **05/14/24** List Price: **\$344,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 08-Sep** 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: **1,098**
 Low Sqft:
 Ttl Sqft: **1,098**

DOM

125
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Back Yard,Corner Lot,Few Trees,Landscaped**
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	21`7" x 14`2"	Kitchen With Eating Area	Main	8`10" x 16`1"
4pc Bathroom	Second	8`1" x 4`11"	Bedroom - Primary	Second	16`1" x 10`0"
3pc Ensuite bath	Second	8`11" x 7`0"	Bedroom	Second	10`8" x 10`5"
Game Room	Basement	21`1" x 12`2"	Laundry	Basement	8`9" x 5`2"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$479

Fee Simple

M-CG d44

Fee Freq:

Monthly

Legal Desc: **9112171**

Remarks

Pub Rmks: **MOVE IN READY - Renovated 2 bedroom, 2 bath townhome. 2 Storey End Unit with over 1,098 sq ft of space, full basement. A nice sized living room and dining area, with a gas fireplace. Kitchen has new cabinets, countertops, fixtures, and stainless steel appliances. Upstairs, are two bedrooms. Newer furnace, hot water tank and new plumbing pipes. New Plumbing, New flooring. And your parking stall right at the front steps.**

Inclusions: **none**
Property Listed By: **eXp Realty**

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