



THE
A-TEAM

**RE/MAX
FIRST**

139 ABALONE Way, Calgary T2A 6Y1

MLS®#: **A2147632** Area: **Abbeydale** Listing Date: **09/13/24** List Price: **\$544,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar: **5,737 sqft**
 Lot Shape: **11.6x45.93**

Access:
 Lot Feat: **Back Yard,Rectangular Lot**
 Park Feat: **Double Garage Detached,Oversized,Parking Pad**

Finished Floor Area

Abv Sqft: **1,055**
 Low Sqft:
 Ttl Sqft: **1,055**

DOM

6
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Laminate,Vinyl**
 Sewer: **Public Sewer** Water Source: **Public**
 Ext Feat: **Fire Pit,Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Range Hood,Refrigerator,Washer,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Ceiling Fan(s),Central Vacuum,Laminate Counters,No Animal Home,Open Floorplan,Separate Entrance,Storage**
 Utilities: **Electricity Connected,Natural Gas Connected,Garbage Collection,Sewer Connected,Water Connected**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	6`11" x 4`9"	Living Room	Main	12`0" x 16`1"
Dining Room	Main	10`2" x 10`9"	Kitchen	Main	12`3" x 10`5"
Bedroom - Primary	Main	11`11" x 22`11"	Bedroom	Main	9`7" x 9`6"
4pc Bathroom	Main	8`5" x 4`11"	Bedroom	Basement	15`2" x 10`6"
3pc Bathroom	Basement	80`0" x 0`0"	Game Room	Basement	19`0" x 14`6"
Kitchen	Basement	17`1" x 9`11"	Storage	Basement	7`7" x 6`0"

Furnace/Utility Room

Basement

16`3" x 7`10"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8110950

Zoning:

R-C2

Remarks

Pub Rmks:

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!!!

Inclusions:

None

Property Listed By:

CIR Realty

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











