



THE
A-TEAM

**RE/MAX
FIRST**

79 ABALONE Way, Calgary T2A6Y1

MLS® #: **A2161191** Area: **Abbeydale** Listing Date: **08/30/24** List Price: **\$539,900**
 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: **5,930 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **986**
 Low Sqft:
 Ttl Sqft: **986**

DOM

20
Layout
 Beds: **4 (3 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Few Trees,Level,Pie Shaped Lot,Private,See Remarks**
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	11`9" x 15`11"	Dining Room	Main	11`2" x 7`10"
Laundry	Basement	5`7" x 10`11"	Bedroom - Primary	Main	11`2" x 11`9"
Bedroom	Main	11`9" x 7`10"	Kitchen	Main	11`2" x 8`2"
Living Room	Basement	14`7" x 11`10"	Bedroom	Main	8`7" x 8`11"
Bedroom - Primary	Basement	10`9" x 7`1"	4pc Bathroom	Basement	0`0" x 0`0"

4pc Bathroom

Main

0`0" x 0`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8110950

Zoning:

R-C2

Remarks

Pub Rmks:

Backing onto a green space sits this updated bungalow with a self-contained illegally suited basement. Ideally located within walking distance to schools and transit. Mature trees, easy access to major thoroughfares and a variety of shops and restaurants located nearby make this a much sought-after community. Spacious and bright this exceptional home allows for 2 rental opportunities, a mortgage helper or extended family members in the illegal suite with separate entrances for privacy. The main floor is open and bright with durable laminate flooring, a neutral colour palette and an abundance of natural light. Oversized windows grace the living room creating a sunshine filled relaxation and entertaining space. Thoroughly updated, the eat-in kitchen features loads of rich cabinets that contrast beautifully with the stainless steel appliances. All 3 bedrooms on this level are generously sized and share the updated 4-piece bathroom. A separate entrance to the illegal rental suite makes a great rental opportunity or adds privacy to your multi-generational living. This level is home to a crisp white kitchen that is open to both the dining and living rooms for unobstructed interactions. The bedroom is huge with tons of room for king-sized furniture. Also on this level is another 4-piece bathroom. A large, shared laundry room conveniently outside of the lower unit completes the level. The extra long driveway ensures plenty of off-street parking. The outdoor spaces on this exceptional property are numerous including a pergola-covered side patio and 2 paver stone patios in the massive backyard encouraging summer barbeques surrounded by mature landscaping and fragrant gardens. Backing onto a green space extends your outdoor lifestyle that the kids and pets will love! This move-in ready home is located in the extremely family-friendly neighbourhood of Abbeydale with schools, parks, transit, tennis courts, skating rink and a great community centre with year-round activities for all ages!

Inclusions:

N/A

Property Listed By:

RE/MAX iRealty Innovations

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