



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**99 ABALONE Way, Calgary T2A 6Y1**

MLS®#: **A2163826**

Area: **Abbeydale**

Listing Date: **09/07/24**

List Price: **\$525,000**

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:

Access:

Lot Feat: **Interior Lot, Rectangular Lot**  
Park Feat: **Carport**

DOM

**12**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings**  
Int Feat: **Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 14`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`5" x 8`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`8" x 10`4"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`4" x 4`11"</b>
<b>Kitchen With Eating Area</b>	<b>Basement</b>	<b>14`10" x 5`4"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`8" x 4`11"</b>

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`6" x 10`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 7`6"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`2" x 8`10"</b>
<b>Game Room</b>	<b>Basement</b>	<b>19`11" x 12`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`4" x 12`9"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8110950**

Zoning:  
**R-C2**

Remarks

Pub Rmks: **This charming, updated bungalow is perfect for a young and growing family. The main floor offers a spacious living room with a beautiful bay window, a well-equipped kitchen, a dining room, and three bedrooms. With over 1,700 sq ft of total living space, the home includes an illegal one-bedroom basement suite, providing flexibility for extended family or rental income. Large windows throughout the home fill the space with natural light. The east-facing backyard is ideal for outdoor activities. Additionally, the property features a two-car carport attached to the south side of the home. Situated in a convenient location, this bungalow is just steps away from parks, schools, public transit, and shops.**

Inclusions: **none**  
Property Listed By: **RE/MAX Real Estate (Central)**

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





