



THE
A-TEAM

**RE/MAX
FIRST**

1035 ABBEYDALE Drive, Calgary T2A 6H4

MLS®#: **A2165813** Area: **Abbeydale** Listing Date: **09/16/24** List Price: **\$614,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1979**
Lot Information
 Lot Sz Ar: **4,014 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **908**
 Low Sqft:
 Ttl Sqft: **908**

DOM
3
Layout
 Beds: **4 (2 2)**
 Baths: **2.5 (2 1)**
 Style: **Bi-Level**

Parking
 Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Irregular Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Metal Siding ,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Ceramic Tile,Vinyl Plank**
 Sewer: Ext Feat: **Lighting,Private Yard,Rain Gutters** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Range Hood,Refrigerator,Washer,Washer/Dryer Stacked**
 Int Feat: **Built-in Features,Closet Organizers,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`10" x 19`5"	Dining Room	Main	11`2" x 10`8"
Kitchen	Main	10`11" x 8`9"	4pc Bathroom	Main	8`0" x 8`5"
Bedroom	Main	11`0" x 8`5"	Bedroom - Primary	Main	11`0" x 10`8"
2pc Bathroom	Main	4`0" x 4`0"	Game Room	Basement	13`6" x 17`11"
Kitchen	Basement	8`7" x 11`2"	4pc Bathroom	Basement	5`10" x 6`5"
Bedroom	Basement	12`7" x 8`11"	Bedroom	Basement	13`5" x 8`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

7711500

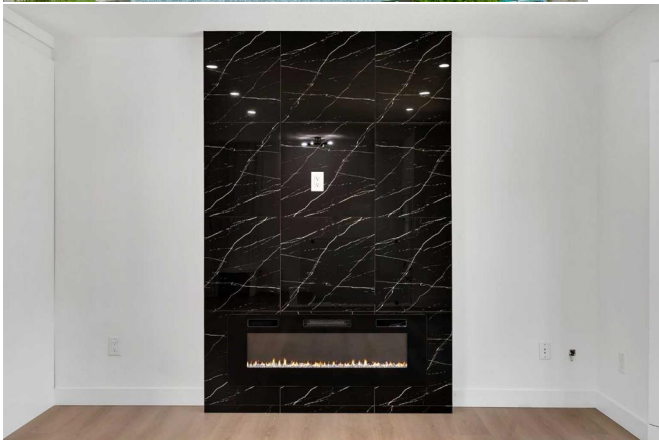
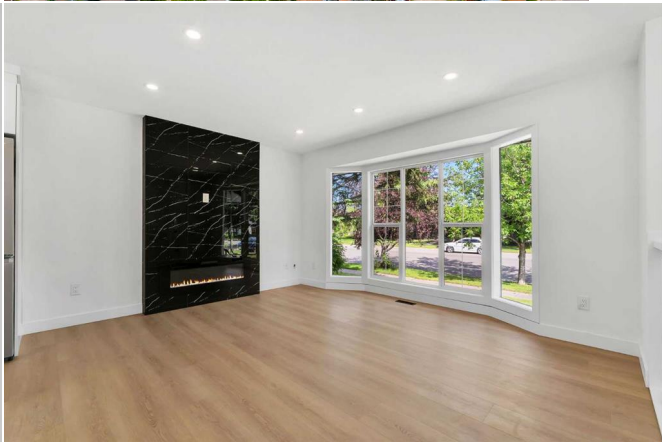
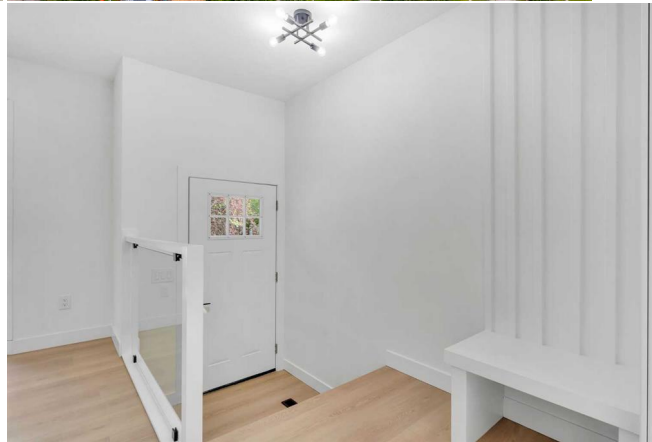
Remarks

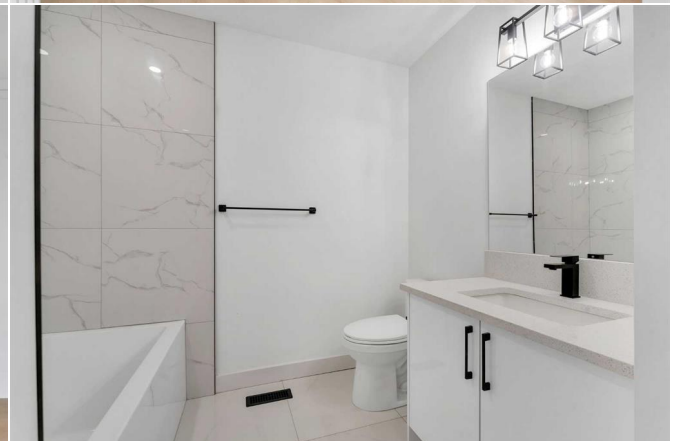
Pub Rmks: **FULLY RENOVATED! ILLEGAL SUITE! HUGE SHOP STYLE GARAGE! GREAT LOCATION! WELCOME to this FULLY RENOVATED HOME in the SOUGHT AFTER COMMUNITY of ABBEYDALE! This HOME features OVER 1700 SQFT of LUXURIOUSLY RENOVATED LIVING SPACE!!!! The HOME FEATURES an ILLEGAL BASEMENT SUITE and a HUGE OVERSIZED GARAGE (27'6" FT X 25'4" FT) THAT CAN DOUBLE AS A SHOP! As soon as you enter the MAIN FLOOR you are greeted with the LUXURIOUS FINISHINGS IN THE FOYER SUCH AS LUXURY VINLY PLANK, GLASS RAILING AND A BUILT IN CLOSET FEATURE! The LIVING ROOM on the MAIN FEATURES HUGE WINDOWS FOR AMPLE LIGHT TO ENTER and even a BUILT-IN ELECTRIC FIRE PLACE! The KITCHEN features BRAND NEW HIGH GLOSS KITCHEN CABINETS, QUARTZ COUNTERTOPS, QUARTZ BACKSPLASH, BRAND NEW STAINLESS STEEL APPLIANCES AND A KITCHEN ISLAND! All this OVERLOOKS your DINING ROOM WITH A BEAUTIFUL FEATURE WALL! There is EVEN SEPARATE LAUNDRY UPSTAIRS! There are 2 BEDROOMS AND A 4PC BATHROOM ON THE MAIN (ONE OF THE BEDROOMS IS THE MASTER BEDROOM WITH AN ADDITIONAL 2PC ENSUITE!) In the BASEMENT you will find an ILLEGAL SUITE WITH SEPARATE ENTRANCE! There is a GOOD SIZE BRAND NEW KITCHEN and a HUGE REC ROOM AS WELL! The ILLEGAL SUITE features 2 ADDITIONAL BEDROOMS AND A 4PC BATHROOM! This home is PERFECT for the FIRST TIME HOME BUYER OR SAVVY INVESTOR! There are MANY SCHOOLS NEARBY, COMMUNITY CENTRE, MANY SHOPPING PLAZAS AND IS EVEN CLOSE TO PLC AND SUNRIDGE MALL!**

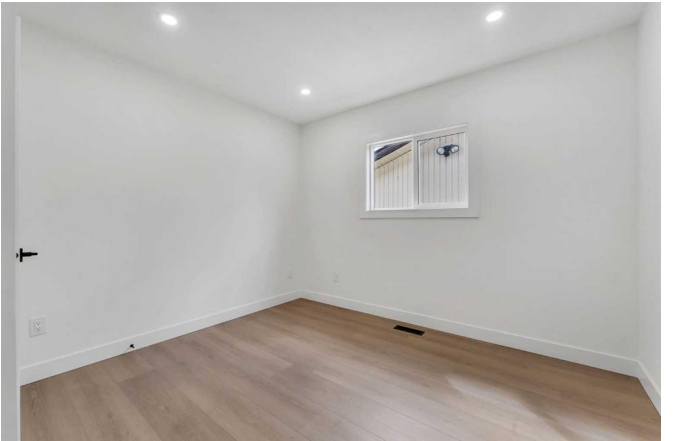
Inclusions:
Property Listed By: **N/A
Real Broker**

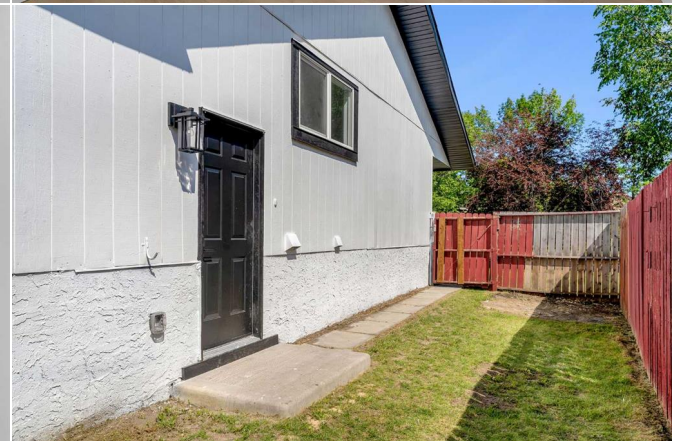
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

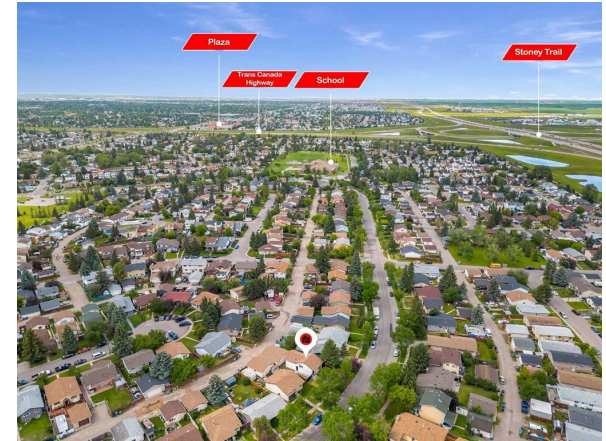












1035 Abbeydale Dr NE, Calgary, AB

Main Building: Total Exterior Area Above Grade 909.96 sq ft



Main Floor
Exterior Area 909.96 sq ft



Basement (Below Grade)
Exterior Area 609.29 sq ft

White regions are excluded from total floor area in C-USE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



1035 Abbeydale Dr NE, Calgary, AB

Main Floor: Exterior Area 909.96 sq ft

Water Area 120.03 sq ft



0 3 6 ft

PREPARED: 20240707

White regions are excluded from total floor area in K-USE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



1035 Abbeydale Dr NE, Calgary, AB

Basement (Below Grade): Exterior Area 609.29 sq ft
Water Area 742.15 sq ft



0 3 6 ft

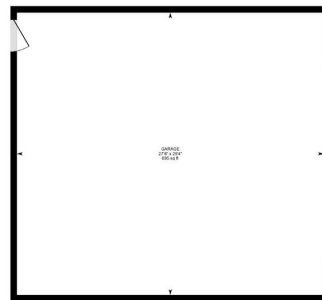
PREPARED: 20240707

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Garage: Excluded Area 609.29 sq ft



0 3 6 ft

PREPARED: 20240707

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