

**35 ABINGDON Court, Calgary T2A 6S4**

MLS®#: **A2173785** Area: **Abbeydale** Listing Date: **10/17/24** List Price: **\$559,900**  
 Status: **Active** County: **Calgary** Change: **-\$20k, 08-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1980**  
Lot Information  
 Lot Sz Ar: **2,992 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,239**  
 Low Sqft:  
 Ttl Sqft: **1,239**

DOM

**97**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.5 (1 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot**  
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding**  
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Laminate**  
 Sewer: Ext Feat: **Fire Pit** Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Double Oven,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Closet Organizers,Granite Counters,Pantry**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`0" x 12`6"	Dining Room	Main	10`7" x 8`11"
Kitchen	Main	13`3" x 11`3"	Bedroom - Primary	Second	15`1" x 11`4"
Bedroom	Second	10`1" x 9`6"	Bedroom	Second	10`3" x 9`6"
Family Room	Basement	15`11" x 13`7"	Other	Basement	10`9" x 8`8"
4pc Bathroom	Second	7`5" x 4`11"	2pc Bathroom	Main	5`0" x 4`3"
Laundry	Basement	13`1" x 10`6"			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8010247**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**This beautiful renovated home offers modern luxury combined with custom craftsmanship. The house features three bright bedrooms upstairs, including a very large master bedroom with a spacious closet and a massive window that fills the room with natural light. The full bathroom is finished with premium tiles and sleek vanity, adding a touch of elegance to your routine. The home is updated with modern lighting throughout, enhancing the ambiance and style in every room. The fully renovated kitchen features stainless steel appliances, including a double oven, and custom cabinetry, perfect for anyone who enjoys cooking and entertaining. Brand new flooring extends throughout the entire house, adding elegance and durability. The developed basement offers flexibility to add an extra bedroom, allowing you to double your living space. Thoughtfully designed front closet offers maximum storage and convenience. Outside, the home showcases beautiful masonry and stone work, creating a charming outdoor space. The south facing backyard ensures plenty of natural light, with a large patio pad offering additional outdoor living space, perfect for entertaining or relaxing. There is also a garden area in the back , ideal for growing your own organic vegetables and fruit. A brand new fence provides privacy, and a double parking pad offers convenient off street parking. This move-in-ready property is a perfect blend of comfort, style and functionality. Do not miss the chance to make it your own! Call your Realtor to show this beautiful property.**

Inclusions:  
Property Listed By:

**none**  
**TREC The Real Estate Company**

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













