



THE
A-TEAM

**RE/MAX
FIRST**

16 ABBERCORVE Drive, Calgary T2A 6Y8

MLS® #: **A2174327** Area: **Abbeydale** Listing Date: **10/26/24** List Price: **\$529,900**
Status: **Pending** 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: **4,413 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

DOM

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Metal Siding ,Vinyl Siding**
Flooring: **Hardwood,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`5" x 11`1"	Kitchen	Main	18`11" x 10`3"
Dining Room	Main	12`1" x 7`8"	Bedroom - Primary	Main	12`11" x 11`6"
Bedroom	Main	10`4" x 9`5"	4pc Bathroom	Main	7`4" x 7`0"
Exercise Room	Basement	16`11" x 10`5"	Game Room	Basement	14`6" x 13`9"
Bedroom	Basement	13`3" x 11`10"	4pc Bathroom	Basement	9`6" x 4`11"

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **8111757**

Zoning: **R-CG**

Remarks

Pub Rmks: **Terrific value in this charming, fully developed bungalow with oversized double detached garage in Abbeydale! Enjoy a cozy, south facing living room with lovely hardwood flooring and open to an expansive dining room/kitchen, featuring loads of cabinetry and functional counterpace. Two good sized bedrooms and 4 piece bath complete the main floor. The lower level is comprised of a large recreation room, exercise room, bedroom, 4 piece bath, laundry and storage. This great home offers a private, fully fenced backyard and patio and includes, an oversized, heated, double detached garage. Superb location! Steps to park and playground and easy access to shopping, schools and transit. A wonderful place to call home!**

Inclusions: **N/A**

Property Listed By: **Royal LePage Solutions**

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







