



THE
A-TEAM

**RE/MAX
FIRST**

103 ABADAN Place, Calgary T2A 6R6

MLS®#: **A2175607** Area: **Abbeydale** Listing Date: **10/26/24** List Price: **\$679,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1981** Abv Sqft: **1,087**
Lot Information Low Sqft:
 Lot Sz Ar: **5,037 sqft** Ttl Sqft: **1,087**
 Lot Shape:

DOM

25
Layout
 Beds: **5 (3 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat: **Corner Lot,Rectangular Lot**
 Park Feat: **Driveway,On Street,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Washer/Dryer Stacked**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`10" x 11`3"	Dining Room	Main	11`6" x 12`5"
Living Room	Main	11`6" x 13`4"	4pc Bathroom	Main	4`11" x 7`10"
Bedroom	Main	9`8" x 8`8"	Bedroom	Main	10`3" x 9`10"
Laundry	Main	2`9" x 4`2"	Bedroom - Primary	Main	11`6" x 13`2"
2pc Ensuite bath	Main	4`6" x 4`9"	Entrance	Main	4`5" x 4`2"
Bedroom	Basement	10`7" x 10`2"	Furnace/Utility Room	Basement	3`11" x 7`5"
Nook	Basement	10`4" x 8`8"	Family Room	Basement	10`9" x 17`7"

Bedroom	Basement	10`10" x 9`6"	Kitchen	Basement	10`6" x 13`7"
Entrance	Basement	4`0" x 6`6"	4pc Bathroom	Basement	4`10" x 8`11"
Laundry	Basement	6`5" x 3`0"			

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-CG
Legal Desc:	7910995

Remarks

Pub Rmks: **Welcome to renovated yet another designer home, this time in desire Community of Abbeydale. Excellent location, corner lot, attached front single garage, huge backyard, ample street parking, perfect investment property to live up and rent down or rent both, fully developed over 2000 sqft covered area. Here we go, Detached Bungalow, main floor comes with huge open concept living, high end kitchen and dining, stackable laundry, master bed comes with en-suite 2 pc washroom, and two bedrooms, vinyl plank through out the floor. Basement has its own separate entrance comes with illegal suite where you will find huge open concept living, kitchen, dining, 2 bedrooms, 4pc washroom, laundry and Furness. Close to major roads such as 68st, 16 Ave, Stony, Memorial Drive, transit, parks, schools, various amenities,. Enjoy the showing thx.**

Inclusions: **None**
Property Listed By: **Real Estate Professionals Inc.**

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











