



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**360 ABINGER Crescent, Calgary T2A6L3**

MLS®#: **A2177805**

Area: **Abbeydale**

Listing Date: **11/06/24**

List Price: **\$499,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1979**

Finished Floor Area

Abv Sqft: **1,020**

Low Sqft:

Ttl Sqft: **1,020**

Lot Information

Lot Sz Ar: **3,196 sqft**

Lot Shape:

DOM

**15**

Layout

Beds: **4 (2 2 )**

Baths: **2.0 (2 0)**

Style: **Bi-Level**

Parking

Ttl Park: **2**

Garage Sz:

Access:

Lot Feat: **Back Lane,Rectangular Lot**  
Park Feat: **Alley Access,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Concrete,Stucco**

Flooring:

**Hardwood,Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **Granite Counters**

Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`9" x 5`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`2" x 9`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`3" x 16`2"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`0" x 5`4"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`7" x 12`8"</b>
<b>Living Room</b>	<b>Basement</b>	<b>20`1" x 15`8"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>11`2" x 12`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`5" x 10`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`1" x 13`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`4" x 9`4"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>9`3" x 6`10"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7811286**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Investment opportunity :- 4 Bedroom 2 Bath home with fully renovated Illegal suite with a total living space of 1848 Sqft located in the prime location of Abbeydale community. The Main floor Key features hardwood Flooring throughout, large windows for natural sunlight in a large living room and dining room. Large spacious Kitchen got a new facelift with new countertops and Backsplash with tons of storage space and stainless steel appliances replaced not too long ago. Both the bedrooms are well oversize for a comfortable living along with a 4 piece bathroom. Fully renovated illegal basement suite with separate private entrance from the side of the property features recent updates of Brand new luxury vinyl flooring included in the staircase for maintenance free living along with Brand new Bathroom, Light fixtures, quartz countertop in the kitchen along with new window coverings. 2 Bedroom basement illegal suite can be a great mortgage helper located at the prime location of Abbeydale with close proximity to green spaces, schools, playgrounds, shopping, and transit. This home is perfect for living up, renting down, or making a smart investment in your future. Don't miss out on this opportunity! Contact us or your realtor today for more details or to schedule a private showing.**

Inclusions: **N/A**  
Property Listed By: **CIR Realty**

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







