



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**122 ABALONE Place, Calgary T2A 6N1**

MLS®#: **A2178750**

Area: **Abbeydale**

Listing Date: **11/12/24**

List Price: **\$499,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**806**

Year Built:

**1979**

Low Sqft:

Ttl Sqft:

**806**

Lot Information

Lot Sz Ar:

**4,499 sqft**

Lot Shape:

DOM

**10**

Layout

Beds:

**4 (2 2 )**

Baths:

**2.0 (2 0)**

Style:

**Bi-Level,Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,City Lot,Cul-De-Sac,Few Trees,Front Yard,Landscaped,Pie Shaped Lot  
Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Awning(s),Garden,Storage**

Construction:

**Stucco,Vinyl Siding**

Flooring:

**Tile,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Range,Refrigerator,Washer/Dryer**

Int Feat:

**Chandelier,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>8`4" x 13`5"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>8`8" x 13`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`8" x 10`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`10" x 10`10"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>5`3" x 7`10"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>5`9" x 8`2"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`4" x 4`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>10`8" x 17`0"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 9`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`4" x 11`10"</b>
<b>Game Room</b>	<b>Basement</b>	<b>12`11" x 11`8"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7811081**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**FULLY RENOVATED | 4 BEDROOM 2 BATHROOM | PIE SHAPED OVERSIZED LOT | ILLEGAL BASEMENT SUITE | 1500 + SQFT OF LIVING SPACE | SPACIOUS BACKYARD | Step into your FULLY RENOVATED home with NEW STAINLESS STEEL APPLIANCES and NEW LIGHT FIXTURES. This home is a perfect HIGH QUALITY STARTER HOME OR INVESTMENT! A spacious OPEN CONCEPT LIVING AREA with large windows bringing in a lot of natural light. two bedrooms on the Main Level, with a 4 - piece washroom. The Main Level also features its own stacked Laundry. The basement is well equipped featuring an illegal suite with the the large living area,TWO BEDROOMS and another 4 - piece Bathroom to completes the high quality finishes inside this home. The large back yard complete this home with its very own DOUBLE DETACHED GARAGE! This home is conveniently located close to schools, shopping and is easily accessible to Stoney Trail and Deerfoot Trail. DON'T MISS OUT ON THIS OPPORTUNITY, IT WON'T LAST LONG!**

Inclusions:  
Property Listed By:

**Shed  
Real Broker**

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









