1052 ABBEYDALE Drive, Calgary t2a6h5

MLS®#:	**A2178931**	Area:	**Abbeydale**	Listing Date:	**11/13/24**	List Price: **$479,900**
Status:	**Active**	County:	**Calgary**	Change:	**None**	Association:**Fort McMurray**

General Information
Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1980**
Lot Information
Lot Sz Ar: **4,919 sqft**
Lot Shape:

Access:
Lot Feat: **Back Lane**
Park Feat: **Alley Access,Double Garage Detached**

Finished Floor Area
Abv Sqft: **1,304**
Low Sqft:
Ttl Sqft: **1,304**

DOM
8
Layout
Beds: **3 (3)**
Baths: **2.0 (1 2)**
Style: **2 Storey**

Parking
Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction:
Wood Frame
Flooring:
Laminate,Parquet,Vinyl
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **No Animal Home,No Smoking Home,Skylight(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	**Main**	**15`7" x 11`11"**	**Kitchen**	**Main**	**12`9" x 10`1"**
Dining Room	**Main**	**12`8" x 8`11"**	**2pc Bathroom**	**Main**	**4`11" x 4`10"**
Bedroom - Primary	**Upper**	**14`3" x 10`1"**	**Bedroom**	**Upper**	**12`9" x 4`11"**
Bedroom	**Upper**	**12`7" x 8`11"**	**4pc Bathroom**	**Upper**	**7`9" x 4`11"**
Family Room	**Basement**	**23`9" x 16`5"**	**Furnace/Utility Room**	**Basement**	**12`0" x 7`2"**
1pc Bathroom	**Basement**	**9`9" x 6`11"**			

Legal/Tax/Financial

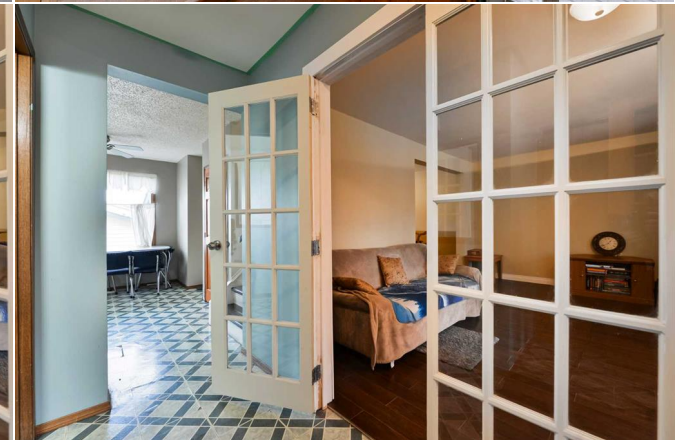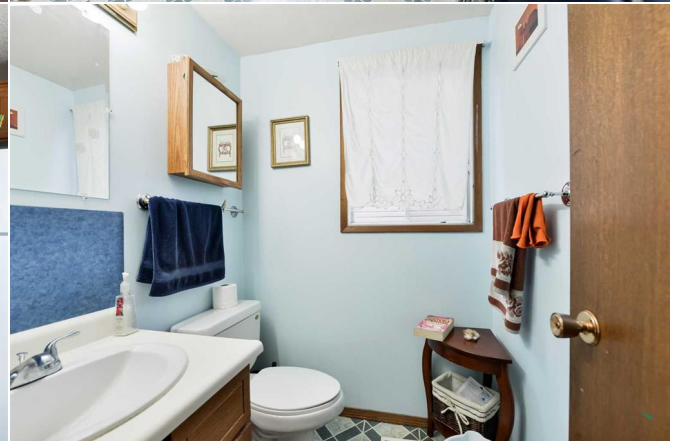| Title:		Zoning:
Fee Simple		**R-CG**
Legal Desc:	**7711500**	

Remarks

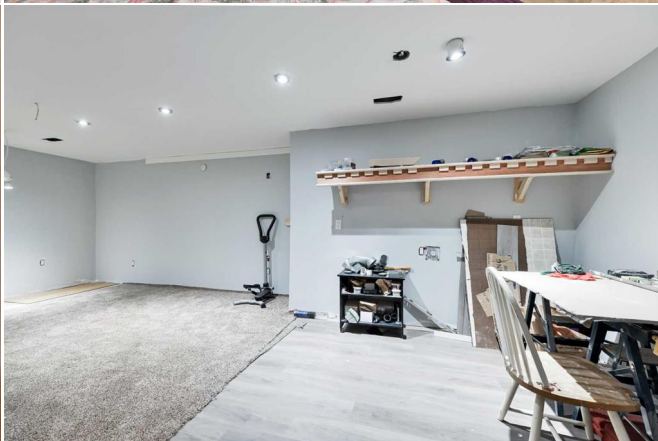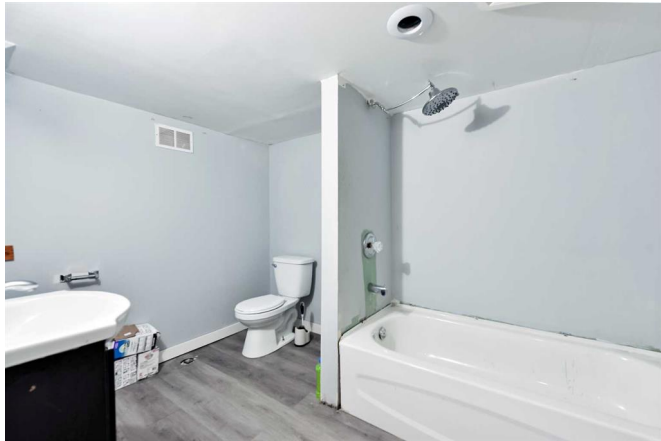|	
Pub Rmks:	**Welcome to this spacious, 2 storey, 3 bedroom family home in the heart of Abbeydale. This home offers great fundamentals and the opportunity to update it to make it your own. Featuring over 1300 square feet on the main and second floor this home has the room for your family to grow. The main floor has a great layout with a large living room that flows into the attached dining room, the perfect spot for family dinners. The kitchen offers a smart layout and offers easy access to the mature back yard. Head upstairs to find 3 spacious bedrooms, including the large primary bedroom that features a large walk in closet. The basement is partially developed with numerous options to complete the development. This home comes complete with a front patio, a large 24x22 garage, 2 car parking pad and mature landscaping This home is ideally located close to shopping, transit, and a short distance to the main roadways. Call your favorite agent to see this home today.**
Inclusions:	**Garage Door opener (as-is)**
Property Listed By:	**RE/MAX Realty Professionals**

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

1052 Abbeydale Dr NE, Calgary, AB

Main Floor Exterior Area 671.00 sq ft
Interior Area 619.73 sq ft

CLO
2PC BATH
4'3" x 4'11"
KITCHEN
126 sq ft
FOYER
8'10" x 8'11"
60 sq ft
UP
CLO
CLO
COVERED PORCH
LIVING
11'11" x 13'2"
196 sq ft
HALL
DN
DINING
12'8" x 8'11"
113 sq ft

0 3 6 ft
PREPARED: 2024/11/12
N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1052 Abbeydale Dr NE, Calgary, AB

2nd Floor Exterior Area 633.11 sq ft
Interior Area 583.61 sq ft

CLOSET
BEDROOM
9' x 12'6"
103 sq ft
DN
BEDROOM
9'11" x 12'7"
102 sq ft
CLOSET
CLOSET
HALL
CLOSET
PRIMARY
14'3" x 12'1"
166 sq ft
4PC BATH
4'11" x 7'9"
38 sq ft
WIC

0 2 4 ft
PREPARED: 2024/11/12
N

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1052 Abbeydale Dr NE, Calgary, AB

Basement (Below Grade) Exterior Area 474.35 sq ft
Interior Area 425.66 sq ft
Excluded Area 121.34 sq ft

LAUNDRY
9'1" x 7'8"
59 sq ft
UTILITY
7'2" x 13'
92 sq ft
CLOSET
12 sq ft
HALL
UP
WIC
REC ROOM
22'0" x 16'5"
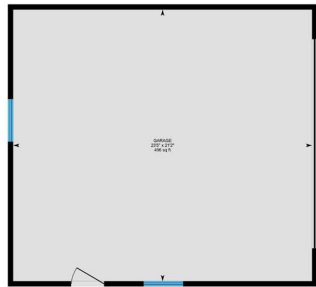357 sq ft

0 2 4 ft
PREPARED: 2024/11/12
N

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1052 Abbeydale Dr NE, Calgary, AB

Garage Exterior Area 534.05 sq ft
Interior Area 496.19 sq ft

GARAGE
22'0" x 21'2"
496 sq ft

0 2 4 ft
PREPARED: 2024/11/12
N

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