



THE
A-TEAM

**RE/MAX
FIRST**

1011 ABBEYDALE Drive, Calgary T2A 6H4

MLS®#: **A2179291**

Area: **Abbeydale**

Listing Date: **01/10/25**

List Price: **\$599,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1979**
Lot Information
Lot Sz Ar: **5,048 sqft**
Lot Shape: **14.01X33.51**

Finished Floor Area
Abv Sqft: **1,007**
Low Sqft:
Ttl Sqft: **1,007**

DOM

22
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat: **Back Lane,Rectangular Lot,Treed**
Park Feat: **Gravel Driveway,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit,Private Yard**

Construction: **Wood Frame,Wood Siding**
Flooring: **Ceramic Tile,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Range,Electric Stove,Refrigerator,Washer/Dryer,Washer/Dryer Stacked**
Int Feat: **Ceiling Fan(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`7" x 16`5"
Dining Room	Main	7`11" x 11`3"
Bedroom	Main	11`0" x 7`2"
Bedroom - Primary	Main	13`2" x 10`11"
Laundry	Basement	8`7" x 10`6"
Bedroom	Suite	8`8" x 12`10"
Laundry	Suite	3`8" x 3`0"

Room	Level	Dimensions
Kitchen	Main	8`8" x 7`8"
4pc Bathroom	Main	8`1" x 5`0"
Bedroom	Main	11`0" x 8`2"
2pc Ensuite bath	Main	2`7" x 6`5"
Kitchen With Eating Area	Suite	14`3" x 12`11"
3pc Bathroom	Suite	7`3" x 6`2"
Bedroom	Basement	6`8" x 8`7"

3pc Bathroom

Basement

3`10" x 9`11"

Kitchenette
Legal/Tax/Financial

Basement

8`11" x 4`5"

Title:
Fee Simple
Legal Desc:

7711500

Zoning:
R-CG

Remarks

Pub Rmks: **Discover this Abbeydale gem! The recently painted main floor offers 3 bedrooms, a spacious living room, hardwood floors, a large kitchen/dining area, a 4 piece bathroom. The fully developed basement boasts a Legal Suite with its own full kitchen, living room, bedroom, 3-piece bath, laundry area, and private side entrance - perfect for rental income or extended family. In addition, there is an illegal bachelor suite with a 3 piece bath. The well appointed backyard showcases a large deck, 8X8 shed and lots of parking. Just steps away from parks, schools, public transit, shops and quick access to Stoney Trail, this home is perfect for living up, renting down, or making a smart investment in your future. Don't miss out on this opportunity!**

Inclusions:
Property Listed By: **N/A**
First Place Realty

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











