

12 ABINGDON Court, Calgary t2a 6s5

Sewer:

Ext Feat:

Furnace/Utility Room

MLS®#: A2182156 Area: **Abbeydale** Listing 12/04/24 List Price: **\$569,999**

Status: **Active** Calgary None Association: Fort McMurray County: Change:

Date:

General Information

Residential Prop Type: Sub Type: Detached City/Town: Calgary

Finished Floor Area Year Built: 1980 Abv Saft: 1,350 Low Sqft: Lot Information

DOM

Layout

4 (3 1)

2.5 (2 1)

2 Storey

4

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

17

Lot Sz Ar: 3,200 sqft Ttl Sqft: 1,350

Lot Shape:

Access:

Lot Feat: **Private**

Park Feat: Off Street, RV Access/Parking, Stall

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air See Remarks, Vinyl Siding, Wood Frame

Flooring:

Garden, Lighting, Other, Playground, Private Carpet, Hardwood **Entrance, Private Yard** Water Source: Fnd/Bsmt:

Poured Concrete

5`9" x 58`0"

Kitchen Appl: Dishwasher, Electric Cooktop, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked

Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Separate Entrance Int Feat: **Utilities:**

Room Information

Basement

Room Level Dimensions Room Level Dimensions 2pc Bathroom Main 2`11" x 8`7" **Dining Room** Main 10`4" x 11`7" Kitchen Main 8`10" x 9`7" **Living Room** Main 19`3" x 13`1" 4pc Bathroom Second 5`1" x 9`7" **Bedroom** Second 8`11" x 13`6" **Bedroom - Primary Bedroom** Second 9`11" x 13`4" 10`3" x 16`6" Second 4pc Bathroom **Basement** 7`8" x 5`1" **Bedroom** 9`0" x 10`7" **Basement** Kitchen **Basement** 7`8" x 9`2" **Game Room Basement** 8`5" x 15`2"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-CG

Legal Desc: **8010247**

Remarks

FULLY RENOVATED | DETACHED HOME, LIGHT& BRIGHT, TOTAL 4 BED & 2.5 BATH, OVER 1800 SQ FT. IT FEATURES NEW BATHROOMS, NEW KITCHEN, NEW VINYL FLOORING AND CARPET FLOORING, NEW DOORS, MOULDING, NEW WINDOWS, NEW KNOCK DOWN CEILING, NEW LIGHT FEATURES, AND NEW STAINLESS STEEL APPLIANCES ON THE MAIN LEVEL AND NEW PLUMBING FIXTURES, NEW TILES, NEW PAINT, NEW PREMIUM COUNTERTOPS, FULLY FINISHED BASEMENT WITH ONE BEDROOM. ILLEGAL SUITE WITH EGGRESS WINDOW, SEPRATE ENTRANCE, SEPRATE LAUNDRY ON BOTH LEVELS, CLOSE TO BUS, SCHOOL, PARK, AND NEAR TO ALL

AMENTIES. VERY EASY TO SHOW.

Inclusions: N/A

Pub Rmks:

Property Listed By: URBAN-REALTY.ca

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









