



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**12 ABINGDON Court, Calgary t2a 6s5**

MLS®#: **A2182156**      Area: **Abbeydale**      Listing Date: **12/04/24**      List Price: **\$569,999**  
 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: **3,200 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Private**  
 Park Feat: **Off Street,RV Access/Parking,Stall**

Finished Floor Area  
 Abv Sqft: **1,350**  
 Low Sqft:  
 Ttl Sqft: **1,350**

DOM

**17**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Garden,Lighting,Other,Playground,Private Entrance,Private Yard**  
 Construction: **See Remarks,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Cooktop,Electric Stove,Range Hood,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **Closet Organizers,Granite Counters,No Animal Home,No Smoking Home,Separate Entrance**  
 Utilities:

Room Information

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	Second	9`11" x 13`4"	Bedroom - Primary	Second	10`3" x 16`6"
4pc Bathroom	Basement	7`8" x 5`1"	Bedroom	Basement	9`0" x 10`7"
Kitchen	Basement	7`8" x 9`2"	Game Room	Basement	8`5" x 15`2"
Furnace/Utility Room	Basement	5`9" x 58`0"			









