



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:

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

DOM

59
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz:

Access:
 Lot Feat: **Private**
 Park Feat: **Off Street,RV Access/Parking,Stall**

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"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8010247

Remarks

Pub Rmks: **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 EGRESS WINDOW, SEPRATE ENTRANCE, SEPRATE LAUNDRY ON BOTH LEVELS, CLOSE TO BUS, SCHOOL, PARK, AND NEAR TO ALL AMENTIES. VERY EASY TO SHOW.**

Inclusions:
Property Listed By: **N/A**
URBAN-REALTY.ca

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









