



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**79 ABALONE Way, Calgary T2a6y1**

MLS®#: **A2188000**      Area: **Abbeydale**      Listing Date: **01/15/25**      List Price: **\$540,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1981**  
Lot Information  
 Lot Sz Ar: **5,930 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **989**  
 Low Sqft:  
 Ttl Sqft: **989**

DOM

**6**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **0**  
 Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind, Pie Shaped Lot**  
 Park Feat: **None**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet, Laminate, Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Electric Range, Electric Stove, Microwave, Range Hood, Refrigerator, Washer**  
 Int Feat: **Open Floorplan, Pantry, See Remarks, Separate Entrance**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`5" x 4`11"	Bedroom	Main	11`2" x 11`9"
Bedroom	Main	11`9" x 7`10"	Bedroom	Main	8`6" x 8`11"
Kitchen	Main	11`7" x 19`2"	Living Room	Main	11`11" x 16`0"
4pc Bathroom	Basement	4`11" x 9`6"	Den	Basement	7`1" x 10`4"
Kitchen	Basement	10`8" x 11`1"	Laundry	Basement	5`7" x 10`1"
Bedroom - Primary	Basement	18`3" x 10`9"	Game Room	Basement	14`5" x 11`7"
Furnace/Utility Room	Basement	7`11" x 7`10"			

Title: **Fee Simple**  
 Zoning: **R-CG**  
 Legal Desc: **8110950**

Remarks

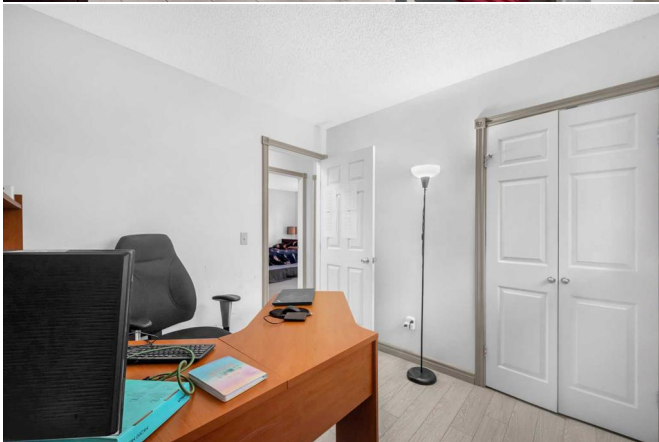
Pub Rmks: **Backing onto a green space sits this updated bungalow with a self-contained illegally suited basement. Ideally located within walking distance to schools and transit. easy access to major thoroughfares and a variety of shops and restaurants located nearby make this a much sought-after community. Spacious and bright this exceptional home allows for 2 rental opportunities, a mortgage helper or extended family members in the illegal suite with separate entrances for privacy. The main floor is open and bright with durable laminate flooring, an abundance of natural light. Oversized windows grace the living room creating a sunshine filled relaxation and entertaining space. Thoroughly updated, the eat-in kitchen features loads of rich cabinets that contrast beautifully with the stainless steel appliances. All 3 bedrooms on this level are generously sized and share the updated 4-piece bathroom. A separate entrance to the illegal rental suite makes a great rental opportunity or adds privacy to your multi-generational living. Currently rented for \$3100 plus utilities make it a good investment for rental property. The bedroom is huge with tons of room for king-sized furniture. Also on this level is another 4-piece bathroom. A large, shared laundry room conveniently outside of the lower unit completes the level. Renovated basement with new floorings. The outdoor spaces on this exceptional property are numerous including a pergola-covered side patio and 2 paver stone patios in the massive backyard encouraging summer barbeques surrounded by mature landscaping and fragrant gardens. Backing onto a green space extends your outdoor lifestyle that the kids and pets will love! This property is located in the extremely family-friendly neighbourhood of Abbeydale with schools, parks, transit, tennis courts, skating rink and a great community centre with year-round activities for all ages!**

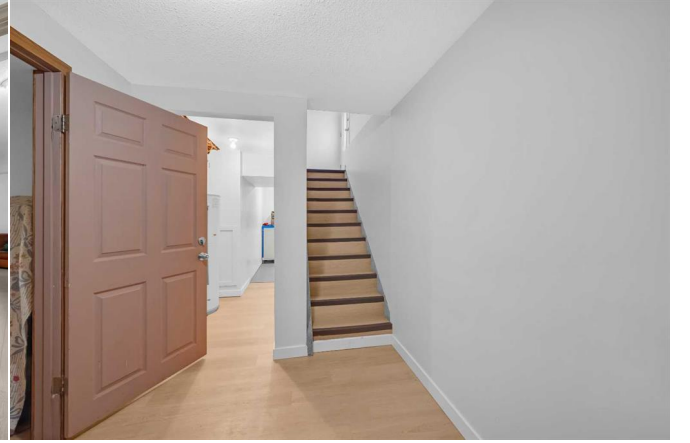
Inclusions: **ALL APPLIANCE**  
 Property Listed By: **RE/MAX iRealty Innovations**

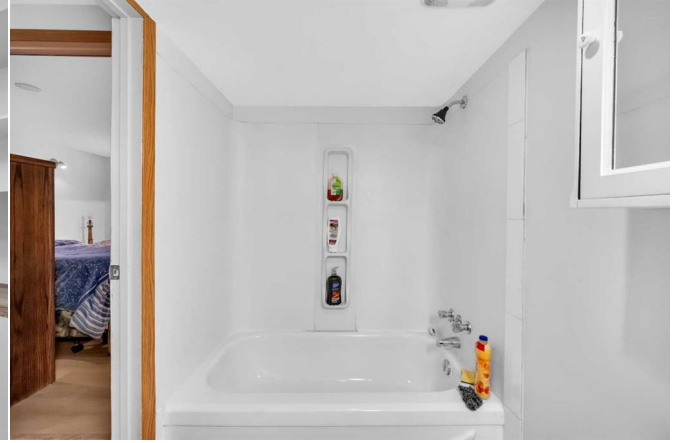
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













**79 Abalone Way NE, Calgary, AB**

Main Floor Exterior Area 593.31 sq ft  
Interior Area 514.55 sq ft



PREPARED: 2025/1/09



While regions are excluded from total floor area in GLIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

**79 Abalone Way NE, Calgary, AB**

Basement (Below Grade) Exterior Area 545.79 sq ft  
Interior Area 714.37 sq ft  
Excluded Area 55.49 sq ft



PREPARED: 2025/1/09



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