



# 139 Abalone Way Calgary Alberta

\$544,900

OPEN HOUSE ON SUNDAY, SEPT 15th; 2-4:30 pm. Discover this Abbeydale GEM where pride of ownership shines. The main level currently features, upstairs laundry, HARDWOOD FLOORS throughout, a large living/dining area, a 4 piece bathroom and a MASSIVE MASTER BEDROOM (could be converted back to 2 bedrooms before or after purchase), originally two rooms, plus a second bedroom. Enjoy the SEPARATE ENTRANCE which leads to the UPGRADED LEGAL one-bedroom suite, which offers NEW PAINT throughout, NEW CARPET, a RENOVATED BATHROOM and its own laundry. Outside, there is an EXTRA LONG/WIDE DRIVEWAY for additional vehicles and an OVERSIZED HEATED GARAGE. The well appointed PRIVATE BACKYARD showcases a large deck and a fire pit where you can enjoy serene evenings. This home perfectly blends comfort and functionality, making it a fantastic choice for both living and INVESTMENT. Don't miss out; book your showing today!!! (id:6769)

Bedroom 15.17 Ft x 10.50 Ft  
3pc Bathroom 80.00 Ft  
Recreational, Games room 19.00 Ft x 14.50 Ft  
Kitchen 17.08 Ft x 9.92 Ft  
Storage 7.58 Ft x 6.00 Ft  
Furnace 16.25 Ft x 7.83 Ft  
Other 6.92 Ft x 4.75 Ft

Living room 12.00 Ft x 16.08 Ft  
Dining room 10.17 Ft x 10.75 Ft  
Kitchen 12.25 Ft x 10.42 Ft  
Primary Bedroom 11.92 Ft x 22.92 Ft  
Bedroom 9.58 Ft x 9.50 Ft  
4pc Bathroom 8.42 Ft x 4.92 Ft

Listing Presented By:



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**RE/MAX REAL ESTATE  
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