



## 16 Abbercove Drive Calgary Alberta

\$529,900

Terrific value in this charming, fully developed bungalow with oversized double detached garage in Abbeydale! Enjoy a cozy, south facing living room with lovely hardwood flooring and open to an expansive dining room/kitchen, featuring loads of cabinetry and functional counterpace. Two good sized bedrooms and 4 piece bath complete the main floor. The lower level is comprised of a large recreation room, exercise room, bedroom, 4 piece bath, laundry and storage. This great home offers a private, fully fenced backyard and patio and includes, an oversized, heated, double detached garage. Superb location! Steps to park and playground and easy access to shopping, schools and transit. A wonderful place to call home! (id:6769)

Exercise room 16.92 Ft x 10.42 Ft

Recreational, Games room 14.50 Ft x 13.75 Ft

Bedroom 13.25 Ft x 11.83 Ft

4pc Bathroom 9.50 Ft x 4.92 Ft

Living room 13.42 Ft x 11.08 Ft

Kitchen 18.92 Ft x 10.25 Ft

Dining room 12.08 Ft x 7.67 Ft

Primary Bedroom 12.92 Ft x 11.50 Ft

Bedroom 10.33 Ft x 9.42 Ft

4pc Bathroom 7.33 Ft x 7.00 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Solutions

**RE/MAX**<sup>®</sup>

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(CENTRAL)**

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