



## 79 Abalone Way Calgary Alberta

\$539,900

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. Mature trees, 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, a neutral colour palette and 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. This level is home to a crisp white kitchen that is open to both the dining and living rooms for unobstructed interactions. 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. The extra long driveway ensures plenty of off-street parking. 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 move-in ready home is located in the extremely family-friendly neighbourhood of Abbeydale with schools, p...

Laundry room 5.58 Ft x 10.92 Ft  
Living room 14.58 Ft x 11.83 Ft  
Primary Bedroom 10.75 Ft x 7.08 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Living room 11.75 Ft x 15.92 Ft  
Dining room 11.17 Ft x 7.83 Ft

Primary Bedroom 11.17 Ft x 11.75 Ft  
Bedroom 11.75 Ft x 7.83 Ft  
Kitchen 11.17 Ft x 8.17 Ft  
Bedroom 8.58 Ft x 8.92 Ft  
4pc Bathroom .00 Ft x .00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX iRealty Innovations

<http://www.calgaryrealestatewealth.com/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net