



# 86 Abalone Crescent Calgary Alberta

\$599,500

Welcome to your new home, a beautifully renovated detached bungalow in the desirable community of Abbeydale. The main level boasts modern finishes throughout, featuring three spacious bedrooms and a stylish bathroom. The open-concept design creates a bright and inviting atmosphere, perfect for family living. The beautifully updated kitchen and living areas are complemented by contemporary touches, providing both comfort and style. The lower level offers a fully self-contained illegal suite with its own private entrance, making it ideal for rental income or multi-generational living. This area includes two bedrooms, a full bathroom, and a functional kitchen and living space, complete with its own laundry facilities. Additional features include a double detached garage at the rear of the property, offering plenty of storage space or room for vehicles. Both units have separate laundry, ensuring convenience and privacy for all residents. This home has over 2,000 Sqft of living space. With its modern updates, dual living spaces, and great location, this bungalow is a perfect opportunity for anyone looking for a home with flexibility and income potential. Don't miss out on this exceptional property! (id:6769)

- 4pc Bathroom 6.25 Ft x 8.92 Ft
- Bedroom 7.67 Ft x 13.08 Ft
- Bedroom 14.33 Ft x 14.17 Ft
- Kitchen 10.42 Ft x 17.17 Ft
- Living room 14.58 Ft x 15.25 Ft
- Furnace 10.33 Ft x 11.08 Ft
- 4pc Bathroom 7.17 Ft x 8.42 Ft

- Bedroom 11.92 Ft x 12.00 Ft
- Bedroom 9.58 Ft x 9.50 Ft
- Kitchen 12.00 Ft x 10.42 Ft
- Living room 16.08 Ft x 12.00 Ft
- Dining room 10.92 Ft x 9.92 Ft
- Primary Bedroom 10.75 Ft x 12.00 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty



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REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca