533 Abinger Road Calgary Alberta

$339,000

2-storey townhouse with no condo fees, which can be appealing to buyers looking for more independence and cost savings compared to condos. The main floor features a good-sized kitchen with an eating area, offering ample cupboard space. There's also a spacious living room and a separate dining area, providing plenty of room for daily living and entertaining. The upper level consists of three well-sized bedrooms and a 4-piece NEWLY RENOVATED bathroom, accommodating the needs of a family or those who prefer extra space. This Townhouse has upgraded the furnace, which can be a positive point for energy efficiency and comfort. Additionally, some passage doors and storm doors have been replaced, and the windows have been upgraded. The full basement is not developed, which means it offers potential for customization to suit the buyer's needs, such as creating additional living space or storage areas. The backyard is nicely fenced, providing privacy and security. This can be a desirable feature for those with children, pets, or who simply enjoy outdoor living. The property offers off-street parking for two autos, which is convenient and provides a dedicated parking space. SELLER HAS ACCEPTED AN OFFER. WAITING ON DEPOSIT . (id:6769)

4pc Bathroom 10.00 Ft x 7.92 Ft	Breakfast 3.42 Ft x 6.58 Ft
Bedroom 9.17 Ft x 8.83 Ft	Dining room 9.00 Ft x 8.83 Ft
Bedroom 9.17 Ft x 11.67 Ft	Kitchen 9.17 Ft x 13.42 Ft
Primary Bedroom 10.00 Ft x 14.00 Ft	Living room 11.25 Ft x 13.67 Ft
2pc Bathroom 6.33 Ft x 5.75 Ft	

Listing Presented By:

Originally Listed by:
TOWN RESIDENTIAL

https://www.gurmeharsingh.com/

Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca