



## 106 Abalone Crescent Calgary Alberta

\$549,999

Attention First time Home Buyers & Investors! This bi-level residence, with LEGAL Basement Suite nestled on a serene street, offers everything you've been dreaming of. Situated in a family-friendly neighbourhood with abundant green spaces and close proximity to parks, shopping, schools, and more. Both the main level and legal basement suite were completed Renovated! Central AC on main level, double car garage (insulated and drywalled), and heated floors in both bathrooms! Luxury Spec renovation- complete with 6 mil Vinyl Plank, Herringbone glass Backsplash, Mosaic tiles, and over \$10K in brand new appliances in legal basement suite! Two bedroom, 1 bathroom above grade. Legal basement suite has own side entrance, also with 2 bedrooms, 1 bathroom...perfect to rent out, or for family to live in downstairs! Quick access to 16th Ave and Stoney Trail! Book your showing today! (id:6769)

Family room 13.58 Ft x 10.50 Ft

Other 14.17 Ft x 8.33 Ft

Bedroom 10.25 Ft x 8.92 Ft

Bedroom 12.25 Ft x 6.92 Ft

3pc Bathroom 6.33 Ft x 6.17 Ft

Furnace 9.00 Ft x 6.00 Ft

Laundry room 4.00 Ft x 3.00 Ft

Storage 7.00 Ft x 7.00 Ft

Storage 4.00 Ft x 4.00 Ft

Kitchen 9.00 Ft x 8.00 Ft

Living room 12.75 Ft x 12.17 Ft

Dining room 10.58 Ft x 7.50 Ft

Foyer 7.00 Ft x 5.00 Ft

Primary Bedroom 10.92 Ft x 10.50 Ft

Bedroom 9.42 Ft x 8.42 Ft

4pc Bathroom 8.42 Ft x 5.42 Ft

Laundry room 4.00 Ft x 3.00 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

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