



# 116 Abalone Place Calgary Alberta

\$429,900

INVESTOR/FIRST TIME HOME BUYER OPPORTUNITY | 4 BEDROOMS DUPLEX | NO CONDO FEE | GREAT LOCATION | Nestled in the heart of Abbeydale, this lovely semi-detached home is situated in a peaceful, family-oriented community with parks, schools, and essential amenities all within easy reach. The area offers unbeatable convenience with quick access to 16 Avenue, Stoney Trail, and Memorial Drive, simplifying any commute. On the main floor, you'll find two spacious bedrooms and a full bathroom, complemented by a well-equipped kitchen featuring stainless steel appliances. The dining area is positioned just off the large, sunlit living room, creating a comfortable flow for everyday living. Step outside to a generous backyard, ideal for outdoor dining, entertaining, and family fun. The basement adds two additional bedrooms and a full bathroom, making it perfect for family expansion or guest accommodations. Imagine the endless enjoyment and possibilities this backyard and charming home offer. Don't miss your chance to own a delightful property in a welcoming community! (id:6769)

2pc Bathroom Measurements not available  
Bedroom 8.33 Ft x 9.08 Ft  
Bedroom 9.50 Ft x 11.58 Ft  
Recreational, Games room 18.17 Ft x 11.58 Ft  
Furnace Measurements not available  
4pc Bathroom Measurements not available

Bedroom 8.33 Ft x 13.42 Ft  
Dining room 8.67 Ft x 6.75 Ft  
Kitchen 8.50 Ft x 11.33 Ft  
Living room 10.58 Ft x 14.58 Ft  
Primary Bedroom 10.67 Ft x 10.08 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

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