



# 122 Abalone Place Calgary Alberta

\$499,800

| FULLY RENOVATED | NO CONDO FEES | 2 BEDROOM ILLEGAL BASEMENT SUITE \*MORTGAGE HELPER\* | 1500 + SQFT OF LIVING SPACE | PIE SHAPED OVERSIZED | OVERSIZED DOUBLE DETACHED GARAGE | Step into your FULLY RENOVATED home with NEW STAINLESS STEEL APPLIANCES and NEW LIGHT FIXTURES. This home is a perfect HIGH QUALITY STARTER HOME OR INVESTMENT! A spacious OPEN CONCEPT LIVING AREA with large windows bringing in a lot of natural light. two bedrooms on the Main Level, with a 4 - piece washroom. The Main Level also features its own stacked Laundry. The basement is well equipped featuring an illegal suite with the the large living area,TWO BEDROOMS and another 4 - piece Bathroom to completes the high quality finishes inside this home. The large back yard complete this home with its very own DOUBLE DETACHED GARAGE WITH BACK LANE ACCESS! This home is conveniently located close to schools, shopping and is easily accessible to Walmart, Costco, Stoney Trail and Deerfoot Trail. DON'T MISS OUT ON THIS OPPORTUNITY, IT WON'T LAST LONG! (id:6769)

4pc Bathroom 1.50 M x 2.77 M  
Bedroom 2.69 M x 3.30 M  
Bedroom 2.84 M x 3.61 M  
Kitchen 1.60 M x 2.39 M  
Recreational, Games room 3.94 M x 3.56 M  
Furnace 1.75 M x 2.49 M

Bedroom 2.54 M x 4.09 M  
4pc Bathroom 2.54 M x 1.50 M  
Other 2.64 M x 4.22 M  
Living room 3.25 M x 5.18 M  
Primary Bedroom 3.25 M x 3.07 M

Listing Presented By:



Originally Listed by:  
Real Broker

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca