



16 Abalone Crescent Calgary Alberta

\$465,000

Fantastic opportunity in the family-friendly community of Abbeydale! This well-located 3-bedroom home sits on a quiet crescent within walking distance to schools, parks, and transit. The property offers excellent potential for buyers/ investors looking to build sweat equity. The main level features a bright front living room and a functional kitchen layout with plenty of cabinet space and room to personalize. Upstairs, you'll find three good-sized bedrooms and a 3pc bathroom. The partially finished basement Includes a large family room area and there is also a large mechanical/storage/laundry room. Outside, enjoy the large fenced backyard with room for kids, pets, and gardening. The property also includes a full-width front porch and a large rear deck. Don't miss your change to make this affordable home your own! (id:6769)

Family room 16.17 Ft x 14.50 Ft

Furnace 19.50 Ft x 11.25 Ft

Kitchen 13.25 Ft x 11.33 Ft

Dining room 11.50 Ft x 9.50 Ft

Living room 15.25 Ft x 11.83 Ft

Foyer 6.00 Ft x 6.83 Ft

2pc Bathroom 5.00 Ft x 4.25 Ft

Primary Bedroom 15.08 Ft x 12.83 Ft

Bedroom 9.83 Ft x 11.67 Ft

Bedroom 10.83 Ft x 8.08 Ft

3pc Bathroom 7.25 Ft x 4.92 Ft

Listing Presented By:



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