



227 Abalone Place Calgary Alberta

\$439,900

Welcome to this beautifully maintained and thoughtfully renovated and updated half duplex, ideally situated on a quiet cul-de-sac in the established community of Abbeydale with back alley paved. Recent upgrades include, new flooring, new windows, recently painted, renovated washrooms, updated appliances, central air conditioner. Offering excellent curb appeal and a spacious driveway with parking for up to four vehicles, this home combines comfort, functionality, and convenience. Step inside to a bright and inviting living room that flows seamlessly into the dining area and well-appointed kitchen, complete with stainless steel appliances and plenty of cabinet space. A convenient 2-piece bathroom completes the main floor. Upstairs, you'll find a generously sized primary bedroom along with additional spacious bedrooms, making this home ideal for families. The tasteful updates throughout create a modern, move-in-ready feel. The fully developed basement features a large recreation room that's perfect for entertaining, movie nights, or a play area, along with an additional bedroom and a dedicated laundry area for added convenience. Outside, enjoy a covered patio overlooking the beautifully maintained backyard—an ideal space for relaxing, hosting family gatherings, or enjoying summer evenings. Located close to schools, parks, shopping, public transit, and other everyday amenities, this exceptional home offers outstanding value in a family-friendly neighbourhood. Don't miss your opportunity to make this Abbeydale gem your own! (id:6769)

Bedroom 22.58 Ft x 8.50 Ft

Laundry room 9.67 Ft x 8.92 Ft

Recreational, Games room 12.50 Ft x 14.75 Ft

2pc Bathroom 4.50 Ft x 5.92 Ft

Dining room 11.67 Ft x 10.83 Ft

Kitchen 11.58 Ft x 8.92 Ft

Living room 13.25 Ft x 16.92 Ft

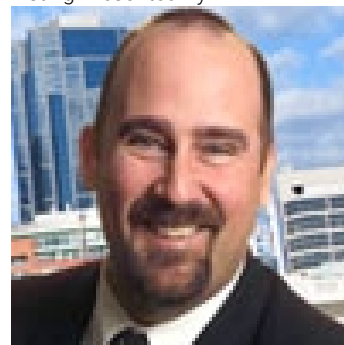
4pc Bathroom 8.83 Ft x 5.00 Ft

Bedroom 10.58 Ft x 9.00 Ft

Bedroom 12.25 Ft x 9.75 Ft

Primary Bedroom 13.25 Ft x 13.08 Ft

Listing Presented By:



Originally Listed by:
Prep Ultra Realty Ltd.

RE/MAX Realty Professionals

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

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