

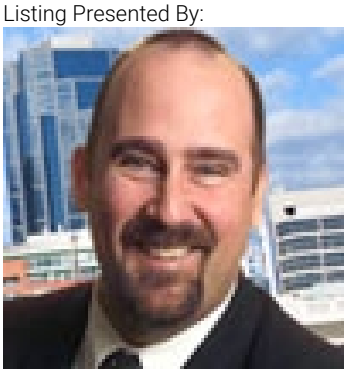
23 Abbercove Road Calgary Alberta

$422,000

Hot new price --Welcome to this bright and inviting 3-bedroom bungalow on a quiet street in the heart of Abbeydale. Perfectly positioned with a backyard backing onto green space, this home offers privacy, natural light, and a peaceful setting. Step inside to discover new laminate flooring throughout the main level and an abundance of sunshine streaming into the south-facing living room and eat-in kitchen. The functional kitchen features a moveable island, allowing you to customize the space for everyday living or entertaining as well as custom pull-out drawers. Three bedrooms and a full 4-piece bathroom complete the main floor. Enjoy year-round comfort with central air conditioning, plus the peace of mind that comes with a high-efficiency furnace and hot water on demand, both replaced approximately five years ago. Newer vinyl windows throughout add to the home's energy efficiency and value. The separate side entrance leads to a developed basement offering excellent flexibility. It features a spacious living area, a large kitchen, a 3-piece bathroom, and an additional room that could easily become a legal bedroom with the addition of a compliant egress window, making it an ideal setup for extended family or future income potential (subject to City approval). Outside, you'll love the fully fenced backyard with a ground-level deck, perfect for summer BBQs, relaxing in the sunshine, or watching the kids play in the green space beyond. The rear lane provides convenient access and future garage potential if desired. Whether you're a first-time buyer, growing family, or investor, this well-maintained home offers exceptional value in a fantastic location close to parks, schools, shopping, transit, and major commuter routes. (id:6769)

3pc Bathroom 11.00 Ft x 5.92 Ft
Bedroom 10.42 Ft x 16.33 Ft
Kitchen 11.25 Ft x 11.25 Ft
Recreational, Games room 10.33 Ft x 22.33 Ft
4pc Bathroom 8.42 Ft x 4.92 Ft
Bedroom 8.42 Ft x 12.92 Ft
Bedroom 10.67 Ft x 7.83 Ft
Kitchen 11.42 Ft x 14.17 Ft
Living room 11.25 Ft x 14.58 Ft
Primary Bedroom 11.50 Ft x 12.92 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Key

RE/MAX Realty Professionals

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