



44 Abingdon Court Calgary Alberta

\$470,000

This 1394 sq.ft. plus 640sq.ft. in the basement home is ideal for the young family. Situated on a quiet street with a huge private pie shaped yard, there is ample room for the kids to run and play . There is a pergola, a storage shed and a single detached garage that was built for the handy man to work in. Off the back of the home is a large deck for the patio set & B.B.Q. For the gardener there is endless possibilities. Trees, bushes, flowers, garden, you can have it all. The inside of the home has a good size family room with a wood burning fireplace & patio doors leading to the back deck. There is ample white cabinets in the kitchen, good counter space, dishwasher, fridge & stove. The eating area has bay windows, allowing lots of natural light in. Plenty of room for the family kitchen table & chairs. The main floor also has a hallway leading to a 2 piece bathroom, storage closet and to the basement stairs. From the main entrance landing & off to the right side is the stairs going up to the 3 good size bedrooms and 4 piece bath. The basement/lower level is partial/mostly developed. The front area at the bottom of the stairs has been used as a work out room. It could also be a family rec room. The washer & dryer is in the lower level as well. Under the stairs is good storage space. There is also more storage space or you can use this area as a den or office. Room for company with a 4th bedroom. The kids could walk to school in 10 minutes. Close to busing, schools, shopping, restaurants, church & parks. Immediate possession is possible. New Real Property Report has been ordered. We are just waiting for city compliance. (id:6769)

Family room 11.33 Ft x 12.33 Ft

Other 7.17 Ft x 12.17 Ft

Bedroom 10.00 Ft x 10.17 Ft

Furnace 5.67 Ft x 5.83 Ft

Laundry room 4.67 Ft x 5.17 Ft

Storage 2.75 Ft x 7.58 Ft

Other 4.50 Ft x 5.33 Ft

Kitchen 9.58 Ft x 15.00 Ft

Dining room 8.00 Ft x 10.00 Ft

Living room 13.00 Ft x 17.00 Ft

2pc Bathroom 2.83 Ft x 8.33 Ft

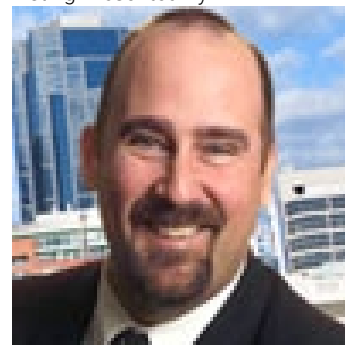
Primary Bedroom 10.17 Ft x 17.42 Ft

Bedroom 9.00 Ft x 13.42 Ft

Bedroom 9.75 Ft x 12.33 Ft

4pc Bathroom 5.00 Ft x 9.50 Ft

Listing Presented By:



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