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904 Abbotsford Drive NE Calgary, Alberta

MLS # A2245003



\$550,000

| Division: | Abbeydale | | | | |
|-----------|---|--------|-------------------|--|--|
| Туре: | Residential/House | | | | |
| Style: | Bungalow | | | | |
| Size: | 1,081 sq.ft. | Age: | 1978 (47 yrs old) | | |
| Beds: | 4 | Baths: | 2 full / 1 half | | |
| Garage: | Double Garage Detached, RV Access/Parking | | | | |
| Lot Size: | 0.14 Acre | | | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped | | | | |
| | | | | | |

| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | - |
|-------------|--|------------|------|
| Floors: | Carpet, Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Metal Siding , Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Central Vacuum, Quartz Counters, Walk-In Closet(s)

Inclusions: leather couch, loveseat & chair; desk

Tons of renovations in this home! New kitchen c/w white ceiling height cabinets, quartz counters, and stainless steel appliances. Patio doors off eating area lead to new 16' X 20' deck and concrete patio. Knock down ceilings, new flooring and paint throughout. 3 bedrooms on main floor and possibly two more down (one does not have egress window). Fully finished basement, except for laundry/utility room. 24' X 24' garage offers parking for two vehicles, with a spot for your RV beside the garage - and there's still a huge back yard for the kids to play. Nothing to do but move in and enjoy. Or if you're looking for some extra income you could easily have a legal suite in the basement (with proper permits from the City of Calgary) - and you would have enough parking for everyone! SELLERS ARE VERY MOTIVATED - BOOK YOUR SHOWING AND BRING US AN OFFER!!!