



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

124 Abingdon Way NE
Calgary, Alberta

MLS # A2247948



\$499,900

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	987 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: n/a

MECHANIC'S DREAM ‐ This garage is incredible! Measuring 43' x 19' with 10' doors, it's fully heated, insulated, and wired and has a 10,000lb lift! This would cost at least \$55K plus to rebuild! . Start a home based business! Room for 4 cars indoor with additional 4 car parking or RV parking outside! The charming home is ready for its next family, featuring new laminate flooring on the main level, two updated bathrooms, fresh paint, and newer upstairs windows—completely move-in ready! You'll find 2 bedrooms on the main floor and 2 more downstairs, along with a spacious family room. The high-efficiency furnace, shingles, fridge, and stove are only about 7 years old, plus the home comes with central air. RV parking! A must-see property!