



GRASSROOTS
REALTY GROUP

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

99 Abingdon Crescent NE
Calgary, Alberta

MLS # A2249006



\$578,888

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bungalow		
Size:	949 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

Renovated Bungalow Facing a Park & BRAND NEW Detached Double Garage Included. Location, lifestyle, and value come together in this wonderfully RENOVATED 4-bedroom, 2-bathroom bungalow, ideally located in the heart of Abbeydale - directly across from a little PARK & PLAYGROUND & tucked into a quiet, family-friendly street. Whether you're searching for your first home or a move-up property with room to grow, this thoughtfully maintained home checks all the boxes. Sitting on a generous lot with a sunlit Northeast front and Southwest back exposure, this property welcomes you with CHARMING curb appeal, a tidy yard, and front VIEWS of the open park - providing a daily dose of nature right outside your door. Step inside to discover a BRIGHT & beautifully designed main floor, where recent renovations & quality updates create a warm and STYLISH living environment. Luxury wide-plank vinyl flooring flows seamlessly throughout main living and dining area, setting the stage for easy family living and effortless entertaining. Large windows flood the space with natural light, giving the home an airy, inviting feel from the moment you arrive. At the heart of the home is a fully renovated, MODERN kitchen that truly delivers on both form and function. Crisp white cabinetry, premium quartz countertops, a classic subway tile backsplash, and quality stainless steel appliances make this kitchen a DREAM for home chefs and design lovers alike. Whether you're whipping up weeknight dinners or hosting holiday meals, this space is equipped to handle it all with ease and ELEGANCE. The main level offers three generously sized bedrooms, including a comfortable primary retreat with a large closet & window overlooking the backyard. Each bedroom has been well maintained, offering flexibility for families, guests, or a dedicated home office. The

main bathroom has been COMPLETELY transformed into a spa-like retreat, featuring stunning designer tile, quartz countertops, a custom vanity with an undermount sink, and stylish plumbing fixtures - all thoughtfully chosen to ELEVATE your daily routines. Downstairs, the fully finished basement expands your living space with a massive family/recreation room, ideal for movie nights, games, formal dining or relaxing with loved ones. A spacious fourth bedroom, updated second bathroom, and dedicated laundry/storage/utility room add versatility & functionality to this lower level - perfect for multi-generational living. The backyard is fully landscaped and fenced, offering a QUIET and private retreat for play, gardening, or summer BBQs. A BRAND NEW Detached Double Garage & storage shed round out the property, ensuring convenience and plenty of space for all your lifestyle needs. Homes like this are RARELY available in such a PRIME LOCATION - just steps from parks, schools & everyday amenities, with quick access to 16th Avenue, Stoney Trail, and downtown Calgary. Don't miss out - CALL TODAY for a PRIVATE TOUR!!