



GRASSROOTS
REALTY GROUP

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**90 Abalone Crescent NE
Calgary, Alberta**

MLS # A2252528

\$449,900



Division:	Abbeydale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,105 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Baseboard, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	See Remarks	Utilities:	-
Features:	Bathroom Rough-in, Bookcases, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting		

Inclusions: none

Beautiful 3 bedroom 2 story , walk to element school. main floor has a combine living room and dining room. 3 bedroom upstairs. newer vinyl plank and laminate flooring throughout , beautiful stair steps with quality vinyl sheet. Seller is willing to put new kitchen cabinets and quart countertops and dishwasher in the kitchen for buyer for additional \$11000.00. Basement is fully finished and has a recreation room. Back yard has a deck and fully fence. It is very nice , and will show pride of ownership after the new kitchen renovation.