



GRASSROOTS
REALTY GROUP

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211 Abalone Place NE
Calgary, Alberta

MLS # A2261773



\$420,000

Division:	Abbeydale		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,088 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters		

Inclusions: Fridge in Basement

Nestled on a quiet street in the community of Abbeydale, this beautifully maintained detached home offers nearly 1,500 sq ft of developed living space across three functional levels, perfect for growing families. This property features updated windows, furnace and HWT. Step inside to find a bright and welcoming main floor, featuring durable laminate flooring and a sun-filled living room with large windows that floods the space with natural light. The spacious kitchen is thoughtfully designed with granite countertops, ample cabinetry, and sleek stainless-steel appliances, all conveniently adjacent to the dining area for easy entertaining. Upstairs, you'll find three generously sized bedrooms, each with ample closet space, and a full 4-piece bathroom to complete the level. The fully finished lower level adds exceptional versatility with a large recreation room, an additional bedroom, and a 3-piece bathroom, ideal for guests, teens, or a home office setup. This home features a new furnace for year-round comfort and savings. Enjoy a private, low-maintenance backyard, perfect for relaxing on warmer days. An oversized single detached garage provides added convenience and storage. Located close to schools, parks, playgrounds, shopping, and dining, this home offers both comfort and convenience in a family-friendly neighbourhood. Don't miss your chance to call this wonderful property home - book your private showing today!