



GRASSROOTS
REALTY GROUP

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327 Abalone Place NE
Calgary, Alberta

MLS # A2265770



\$459,000

Division:	Abbeydale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,270 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Vinyl Windows		

Inclusions: shed

Welcome to this charming 2-storey home in the family-friendly community of Abbeydale, perfectly situated in a quiet cul-de-sac just minutes from Memorial Drive, shopping, schools, and with easy access to Stoney Trail and the airport. This well-maintained home has been recently updated, freshly painted, and is truly move-in ready — just bring your furniture and start making family memories! Major updates include a new roof (2020), triple-pane windows throughout (2018), a hot water tank (2018), and carpet that was replaced in 2018 and freshly shampooed just NOW. The main floor features a bright living and dining room combination and a spacious kitchen with updated cabinetry (after 2016), offering plenty of storage for all your kitchen essentials. From the kitchen, step out onto the expansive deck that overlooks the spacious pie-shaped backyard. A conveniently located updated half bath completes this level. Upstairs, you'll find a large primary bedroom, two additional bedrooms, and a full bathroom with NEW tiles and a NEW bathtub. The finished basement provides a versatile layout with a spare bedroom and a flex area perfect for a family room, office, or home gym. Set on a pie-shaped lot, the backyard offers plenty of space for outdoor enjoyment and the potential to build a large garage. This lovely home combines comfort, updates, and a great location — a perfect choice for growing families or first-time buyers!