



**16 Abalone Crescent NE  
Calgary, Alberta**

**MLS # A2269468**



**\$410,000**

**Division:** Abbeydale

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 1,230 sq.ft. **Age:** 1980 (46 yrs old)

**Beds:** 3 **Baths:** 1 full / 1 half

**Garage:** Off Street

**Lot Size:** 0.07 Acre

**Lot Feat:** Level

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R-CG

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Pantry

**Inclusions:** N/A

Fantastic opportunity in the family-friendly community of Abbeydale! This well-located 3-bedroom home sits on a quiet crescent within walking distance to schools, parks, and transit. The property offers excellent potential for buyers/ investors looking to build sweat equity. The main level features a bright front living room and a functional kitchen layout with plenty of cabinet space and room to personalize. Upstairs, you'll find three good-sized bedrooms and a 3pc bathroom. The partially finished basement includes a large family room area and there is also a large mechanical/storage/laundry room. Outside, enjoy the large fenced backyard with room for kids, pets, and gardening. The property also includes a full-width front porch and a large rear deck. Don't miss your chance to make this affordable home your own!