



88 Abingdon Court NE
Calgary, Alberta

MLS # A2289712



\$418,800

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|------------------|--|---------------|-------------------|
| Division: | Abbeydale | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 996 sq.ft. | Age: | 1980 (46 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Gravel Driveway, Off Street | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Irregular Lot, Landscaped, Lawn, No Back Lane, No Neighbours Behind, Pie S | | |

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|--------------------|--|-------------------|------|
| Heating: | High Efficiency, Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum, Parquet | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island | | |

Inclusions: Storage sheds

Welcome to this beautiful Bi-Level single detached family home on a huge pie shaped lot with no houses behind in the most desirable community of Abbeydale. Features main floor has bright and spacious living room with bay window, open upgraded white kitchen cabinets with a big central island and stainless steel appliances perfect for the family gathering party. Good size primary bedroom has a double door lead you to southeast facing deck for you and your guest enjoy BBQ during summer time and another bedroom. Basement fully developed with a large family room; third bedroom; 3 piece bathroom and separate entrance from the side of the house. New furnace replacement in 2022. Great price! Don't miss out!