



**4 Abingdon Court NE
Calgary, Alberta**

MLS # A2301116



\$420,000

| | | | |
|------------------|--------------------------|---------------|-------------------|
| Division: | Abbeydale | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,076 sq.ft. | Age: | 1980 (46 yrs old) |
| Beds: | 3 | Baths: | 1 |
| Garage: | Off Street | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Corner Lot, No Back Lane | | |

| | | | |
|--------------------|-----------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Other | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

Opportunity is knocking! Situated on a spacious corner lot, this single family home offers incredible potential for the right buyer looking to roll up their sleeves and create something special. Whether you're an investor, renovator, or homeowner with a vision, this is your chance to take on a rewarding project and truly make it your own. The property features a generous lot with added privacy and extra parking possibilities thanks to its prime corner location. With solid bones and endless possibilities, this home is ready for your personal touch and creative ideas. Don't miss this great chance to add value in a well established neighbourhood close to schools, parks, and amenities! Call your favourite Realtor today to book your private viewing.