



**GRASSROOTS**  
REALTY GROUP

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**132 Abingdon Way NE**  
**Calgary, Alberta**

**MLS # A2201818**



**\$549,900**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Abbeydale                           |               |                   |
| <b>Type:</b>     | Residential/House                   |               |                   |
| <b>Style:</b>    | 2 Storey                            |               |                   |
| <b>Size:</b>     | 1,231 sq.ft.                        | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 4                                   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Off Street                          |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                           |               |                   |
| <b>Lot Feat:</b> | No Neighbours Behind, Zero Lot Line |               |                   |

|                    |                                  |                   |      |
|--------------------|----------------------------------|-------------------|------|
| <b>Heating:</b>    | Standard                         | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank              | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Partial, Partially Finished      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Wood Frame             | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Separate Entrance, Vinyl Windows |                   |      |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Welcome to this fully renovated gem in the sought-after community of Abbeydale! This stunning home boasts a thoughtful transformation, with updated windows and a convenient side entrance leading directly to the illegal basement suite. Featuring 3 spacious bedrooms, 3 modern bathrooms (including a main floor bath and a private ensuite), this home is designed with both style and function in mind. Situated on a massive 5,392 SqFt lot, there is plenty of space for outdoor activities or future potential development, with the lot being zoned R-CG. Whether you're looking for a large yard to enjoy or exploring opportunities for multi-family expansion, this property offers it all. Don't miss out on the perfect blend of modern living and future potential in Abbeydale! \*Basement suite is still under construction and to be completed in following weeks\*