

132 Abingdon Way NE
Calgary, Alberta

MLS # A2201818



\$549,900

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

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

Inclusions: 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*