



GRASSROOTS
REALTY GROUP

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43 Abbercove Road SE
Calgary, Alberta

MLS # A2309571



\$479,000

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	951 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: None

Welcome to this well-maintained bi-level home situated on a desirable corner lot in the family-friendly community of Abbeydale. Conveniently located close to schools, parks, playgrounds, shopping, transit services, and with easy access to major roadways, this property is perfect for first-time buyers, investors, or growing families. This charming home offers a total of 4 bedrooms and 2 full bathrooms. The main floor features a bright and spacious living room with a large southeast-facing window that fills the space with natural light. The kitchen is combined with the dining area and includes a patio door leading to the deck, providing easy access to the backyard for outdoor enjoyment and entertaining. The main level also includes 2 generously sized bedrooms and a 4-piece bathroom. The fully developed basement offers a large recreation room, an additional bedroom, another 4-piece bathroom, and an office that can easily be used as a fourth bedroom, making this layout ideal for a young family or home office needs. Don't miss this excellent opportunity to own an affordable home in a convenient location. Be the first to view this wonderful property!