



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

17 Abberfield Crescent NE
Calgary, Alberta

MLS # A2322814



\$410,000

Division:	Abbeydale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,204 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Gated, Off Street, On Street, Rear Drive, RV Access/Parking, R		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, No Smoking Home, Quartz Counters, Storage, Suspended Ceiling, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Storage Shed, Cube Shelving Unit		

Welcome to this rare find in the desirable community of Abbeydale! This thoughtfully maintained Half Duplex has been lovingly cared for and updated over the years, offering a perfect combination of modern finishes, comfortable living spaces, and a warm, inviting atmosphere. The main floor welcomes you with spacious, stylish living room and dining area. The bright living room is featuring a cozy fireplace, three large windows that bring in an abundance of natural light and elegant suspended ceiling designs. The generous dining area is perfect for family gatherings, beautifully accented with a chandelier and oversized double windows. The kitchen features quartz countertops, stainless steel appliances, and a lovely view of the sunny south-facing backyard. Adjacent to the kitchen is a charming breakfast nook with bay windows, offering a cozy space for morning coffee, a sitting area, or a flexible den space. Step outside to enjoy the impressive oversized Trex deck, ideal for summer evenings, outdoor dining, and entertaining with family and friends. The south-facing backyard provides a large green space with built-in raised vegetable and flower planters along the private fence, a built-in storage box, spacious shed, and the convenience of a double-door RV gate with alley access. Upstairs, the high-ceiling staircase leads to a well-designed second floor featuring a generous-sized primary bedroom with a large walk-in closet, two additional spacious bedrooms and a charming full bathroom with stylish cabinet, bathtub tiles. The finished basement with Luxury Plank flooring adds even more valuable living space with a large family room perfect for recreation, games, or movie nights, along with an additional flexible area ideal for a home office or den. A full bathroom, oversized walk-in storage room, and dedicated laundry/furnace area complete the lower level.

This fantastic location provides everyday convenience with quick access to Stoney Trail and Memorial Drive while being close to shopping including Easthill Shopping Centre. Enjoy the ease of walking to Abbeydale School (K-6), St. Kateri School, nearby parks, and playgrounds. A wonderful opportunity to own a beautifully updated home. Don't miss your chance to make this special property your new home!