



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

84 Abingdon Crescent NE
Calgary, Alberta

MLS # A2326553



\$445,000

Division:	Abbeydale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,222 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Oversized, Workshop in Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Paved, Rectangular Lot, Tree		

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

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

Inclusions: N/A

Highlights: Oversized Double Detached Garage, South-Facing Primary Bedroom w/ a Freshly Resurfaced 2nd Floor Balcony, Mature Trees, Front Porch Shaded Privacy, Irrigated Backyard with a Raised Deck on the Sun Soak North Side, & Walkable to the Rotary Mattamy Greenway. **Write-up:** When walking up, the first thing you'll notice is how the mature trees instantly provide a sense of privacy while actively keeping the house several degrees cooler during the summer months. Stepping onto the professionally painted south-facing front patio and through the front door, you'll still smell the professionally painted main floor and stairway area, setting a neutral, calming tone. Engineered hardwood floors throughout provide appealing warmth and easy clean up, while the European-inspired kitchen provides soft charm and easy food prep. Three Bedrooms upstairs with the primary room opening up to a completely resurfaced, south-facing private balcony—a totally unexpected feature for Abbeydale. Downstairs, the basement offers an additional 544 sq. ft. of functional space, complete with a rec room, a utility room & a concrete-floored workout area. The real highlight though is the backyard, walking through the French doors in the main living area you're instantly enjoying the unique outdoor living space simply not found in the area, making this a standout option for those who enjoy being outside. It comes fully equipped with an irrigation system to keep the lush greenery thriving effortlessly, while the raised deck sits perfectly positioned near the oversized double detached garage to catch the sun's rays as it sits on the north side of the lot. This location is completely dialled in for anyone looking for an active lifestyle without sacrificing convenience. If you have pets or kids, being a few lots down from the local park is a massive win. For the avid runner or cyclist, you have

immediate access to the Rotary Mattamy Greenway, the extensive paved trail system running right along Stoney Trail with some of the best mountain views in Calgary. All the while, grabbing your weekly groceries is quite effortless with the Costco just up the road. Factor in the easy access to major arteries, tons of street parking, and the double-car garage with dual doors and a paved alley, this home covers every practical need.