



GRASSROOTS
REALTY GROUP

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16 Abalone Crescent NE
Calgary, Alberta

MLS # A2331367



\$559,000

Division:	Abbeydale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,241 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Standard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions:	N/A
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FULLY RENOVATED WITH AN ILLEGAL BASEMENT SUITE! Located on a quiet street in the established community of Abbeydale, this beautifully upgraded home offers 4 bedrooms and 3.5 bathrooms with high-end finishes throughout. The bright, modern interior features quartz countertops, brand-new appliances, stylish cabinetry, updated flooring and contemporary fixtures. The home also includes a separate basement entrance and separate laundry for each level, providing added privacy and convenience. The spacious primary bedroom is complete with a private ensuite and walk-in closet. Move-in ready and thoughtfully renovated from top to bottom, this is an excellent opportunity for families, investors or buyers looking for additional living space. A must-see property in a great location!