



GRASSROOTS
REALTY GROUP

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227 Abalone Place NE
Calgary, Alberta

MLS # A2333978



\$465,000

Division:	Abbeydale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,252 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Garden, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Storage		

Inclusions: NA

Welcome to this beautifully maintained and thoughtfully updated half duplex, ideally situated on a quiet cul-de-sac in the established community of Abbeydale. Offering excellent curb appeal and a spacious driveway with parking for up to four vehicles, this home combines comfort, functionality, and convenience. Step inside to a bright and inviting living room that flows seamlessly into the dining area and well-appointed kitchen, complete with stainless steel appliances and plenty of cabinet space. A convenient 2-piece bathroom completes the main floor. Upstairs, you'll find a generously sized primary bedroom along with additional spacious bedrooms, making this home ideal for families. The tasteful updates throughout create a modern, move-in-ready feel. The fully developed basement features a large recreation room that's perfect for entertaining, movie nights, or a play area, along with an additional bedroom and a dedicated laundry area for added convenience. Outside, enjoy a covered patio overlooking the beautifully maintained backyard—an ideal space for relaxing, hosting family gatherings, or enjoying summer evenings. Located close to schools, parks, shopping, public transit, and other everyday amenities, this exceptional home offers outstanding value in a family-friendly neighbourhood. Don't miss your opportunity to make this Abbeydale gem your own!