



GRASSROOTS
REALTY GROUP

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115 Abingdon Crescent NE
Calgary, Alberta

MLS # A2334535



\$580,000

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	969 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	2
Garage:	Oversized, Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Low Flow Plumbing Fixtures, Pantry, Quartz Counters, Recessed Lighting, Storage		

Inclusions: Second stove and fridge in the basement

Modern updates and exceptional flexibility come together in this beautifully renovated bi-level designed to accommodate growing families, multi-generational living or future possibilities. Luxury vinyl plank flooring extends throughout the bright main level where an oversized front window and recessed lighting create a warm, welcoming space to gather with family and friends. Culinary adventures are inspired in the crisp white kitchen showcasing timeless subway tile, quartz countertops, stainless steel appliances and abundant cabinetry for everyday organization. An adjacent dining area opens directly onto the spacious rear deck, creating an easy connection for summer barbecues and outdoor entertaining. Rest and recharge in 3 well-proportioned bedrooms, while the beautifully renovated 4-piece bathroom adds a fresh, modern finish to the upper level. Downstairs, the fully finished lower level mirrors the home's updated style with an open-concept layout that expands your living space while presenting outstanding future potential. Family movie nights, visiting guests or extended family all fit comfortably within the generous recreation area featuring another oversized window that welcomes natural light. A second white kitchen with stainless steel appliances and timeless finishes adds remarkable versatility, subject to City approval for secondary suite development. Completing this level are 2 spacious bedrooms and an updated 3-piece bathroom. Outside, the southwest-facing backyard invites afternoons in the sun with a large deck, privacy fencing, mature trees and plenty of room for children and pets to play. Parking is well accommodated with a single detached oversized garage and an adjacent parking pad. Everyday convenience continues with new furnace, tank and AC in the last replaced in the last 4 year, shingles are 6 years old. Schools,

playgrounds, green spaces and transit all within walking distance, while nearby shopping, restaurants and quick access to Stoney Trail and other major routes simplify every commute. Abbeydale residents also enjoy tennis courts, an outdoor skating rink, sports fields and a vibrant community centre offering year-round activities for all ages.