



GRASSROOTS
REALTY GROUP

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4 Abingdon Court NE
Calgary, Alberta

MLS # A2334799



\$549,900

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,075 sq.ft.	Age:	1980 (46 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

Inclusions: None

Welcome to this beautiful detached Bungalow, totally renovated yet a designer home this time in desired Community of Abbeydale, Perfect Investment, income property, Live up and rent down or keep all to yourself as its ideal for a big family or folks like to live around mature tree, Corner Lot, front of the school, comes with total 6 bedrooms, 2.5 washrooms, 2 living, kitchens, wet bar, laundry, basement have its own entrance, huge backyard, fenced all around the property. Here we go, as you entered, a closet and setting on left, greeted with open concept living room, high end kitchen with SS Appliances, stackable washer dryer and a dining area, high end vinyl plank throughout the floor. On the left have 4 pc washroom, and three bed rooms. Basement is fully finished with comes with separate entrance and offers living room, kitchen 3 bedrooms, 4pc bath, Furness and laundry room. Close to all the amenities, enjoy the showing and feedback will be appreciated thx.