

124 Abingdon Way NE  
Calgary, Alberta

MLS # A2247948



# \$539,900

<b>Division:</b>	Abbeydale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	987 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** n/a

This bi-level home offers plenty of space and a large detached garage, ideal for a workshop or extra storage. The garage is heated and wired. The open main floor layout features a bright living room, kitchen, and dining area, plus 2 bedrooms and a 4-piece bathroom. The fully finished lower level adds even more living space with an additional bedroom, bathroom, and a cozy rec room—perfect for family time or hobbies.