

**90 Abalone Crescent NE
Calgary, Alberta**

MLS # A2252528

\$442,900



Division:	Abbeydale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,105 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Baseboard, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	See Remarks	Utilities:	-
Features:	Bathroom Rough-in, Bookcases, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting		

Inclusions: none

Beautiful renovated 3 bedroom 2 story , walk to element school. main floor has a combine living room and dining room. Brand new Kitchen white cabinets with quart countertops and new dishwasher and new hoodfan. New bathroom vanities and vanity tops. 3 bedroom upstairs with newer vinyl plank and laminate flooring throughout , beautiful stair steps with quality vinyl sheet. Basement is fully finished and has a recreation room which has new luxury vinyl plank flooring and fresh paint. Seller will have new flooring replaced same quality as the basement flooring by completion day. Back yard has a deck and fully fence. It is very nice , and show pride of ownership !