

**16 Abalone Crescent NE
Calgary, Alberta**

MLS # A2269468

\$410,000



Division:	Abbeydale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,230 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Level		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding, Wood Frame

Zoning: R-CG

Foundation: Poured Concrete

Utilities: -

Features: Pantry

Inclusions: N/A

Fantastic opportunity in the family-friendly community of Abbeydale! This well-located 3-bedroom home sits on a quiet crescent within walking distance to schools, parks, and transit. The property offers excellent potential for buyers/ investors looking to build sweat equity. The main level features a bright front living room and a functional kitchen layout with plenty of cabinet space and room to personalize. Upstairs, you'll find three good-sized bedrooms and a 3pc bathroom. The partially finished basement includes a large family room area and there is also a large mechanical/storage/laundry room. Outside, enjoy the large fenced backyard with room for kids, pets, and gardening. The property also includes a full-width front porch and a large rear deck. Don't miss your chance to make this affordable home your own!