

**16 Abalone Crescent NE**  
**Calgary, Alberta**

**MLS # A2269468**



# \$410,000

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 change to make this affordable home your own!