

# \$539,900 - 79 Abalone Way Ne, Calgary

MLS® #A2204928

**\$539,900**

4 Bedroom, 2.00 Bathroom, 989 sqft

Residential on 0.14 Acres

Abbeydale, Calgary, Alberta

Backing onto a green space sits this updated bungalow with a self-contained secondary ILLEGAL suite, basement. Ideally located within walking distance to schools and transit. easy access to major thoroughfares and a variety of shops and restaurants located nearby make this a much sought-after community. Spacious and bright this exceptional home allows for 2 rental opportunities, a mortgage helper or extended family members in the secondary ILLEGAL suite, with separate entrances for privacy. The main floor is open and bright with durable laminate flooring, an abundance of natural light. Oversized windows grace the living room creating a sunshine filled relaxation and entertaining space. Thoroughly updated, the eat-in kitchen features loads of rich cabinets that contrast beautifully with the stainless steel appliances. All 3 bedrooms on this level are generously sized and share the updated 4-piece bathroom. A separate entrance to the secondary ILLEGAL suite, makes a great rental opportunity or adds privacy to your multi-generational living. Currently rented for \$3100 plus utilities make it a good investment for rental property. The bedroom is huge with tons of room for king-sized furniture. Also on this level is another 4-piece bathroom. A large, shared laundry room conveniently outside of the lower unit completes the level. Renovated basement with new floorings. The outdoor spaces on this exceptional property are numerous including a pergola-covered side



patio and 2 paver stone patios in the massive backyard encouraging summer barbeques surrounded by mature landscaping and fragrant gardens. Backing onto a green space extends your outdoor lifestyle that the kids and pets will love! This property is located in the extremely family-friendly neighbourhood of Abbeydale with schools, parks, transit, tennis courts, skating rink and a great community centre with year-round activities for all ages!

Built in 1981

### **Essential Information**

MLS® #	A2204928
Price	\$539,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	989
Acres	0.14
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	79 Abalone Way Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A6Y1

### **Amenities**

Parking	None
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### **Interior**

Interior Features	Open Floorplan, Pantry, See Remarks, Separate Entrance
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Appliances	Dishwasher, Dryer, Electric Oven, Electric Range, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## **Exterior**

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	March 23rd, 2025
Days on Market	12
Zoning	R-CG

## **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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