

20 Abalone Way NE
Calgary, Alberta

MLS # A2228990



\$479,000

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	861 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: None

Welcome to 20 Abalone Way NE, Calgary, a delightful bi-level house nestled in Abbeydale SE. The home boasts 3 bedrooms 2 bathrooms with a bright living room looking out to the west facing balcony. Dining and kitchen are seamlessly connected with ample storage — ideal for both everyday living and entertaining guests. The main floor boasts 2 generously sized bedrooms with a full bathroom. The basement is finished with one 3pc bathroom, a huge bonus room for family use, a rec room, and lots of storage space. The house comes with a single over-sized detached garage, fully fenced for your privacy. The location is very convenient, just a short walk to schools parks, transit, and community amenities—including tennis courts, skating rink, and lively recreation programs—while offering easy access to major roads and shopping. Reach out today to schedule your private showing.