

# \$479,000 - 20 Abalone Way Ne, Calgary

MLS® #A2228990

## \$479,000

3 Bedroom, 2.00 Bathroom, 861 sqft

Residential on 0.07 Acres

Abbeydale, Calgary, Alberta

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 space – 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.

Built in 1981

## Essential Information

MLS® #	A2228990
Price	\$479,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	861
Acres	0.07



Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	20 Abalone Way Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6Y7

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 8th, 2025
Zoning	R-CG

### **Listing Details**

Listing Office

CIR Realty

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