



\$ 285,000.00

## 73 ABALONE CRESCENT NE CALGARY

<https://paulbrinton.com>

Beautifully updated home in the family friendly neighborhood of Abbeydale. Includes new luxury vinyl floors, carpet, paint, quartz counter tops, new kitchens and bathrooms, upgraded appliances. Updated furnace, hot water tank. All new lighting fixtures and trim. Backsplash tiles in kitchen. Close to all levels of schools and bus stops....

- 3 beds
- 3 baths
- Semi Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey, Side by Side

**MLS ® #:** A1162349

**Type:** Semi Detached

**Bedrooms:** 3

**Baths Half:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-01 17:21:14

**Bathrooms:** 3

**Bedrooms Above Grade:** 3

**Date added:** 11/26/21

**Two Piece Bath:** 2

**Lot size:** 2756 sq ft

**Year built:** 1981

**Parking:** Off Street

## PROPERTY FEATURES

**Total Parking:** 2

**Community Features:** Schools  
Nearby, Playground, Sidewalks, Shopping  
Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Granite Counters

**Roof Type:** Asphalt Shingle

**Flooring:** Carpet, Vinyl

**Exterior Features:** None

**District:** CAL Zone NE

**Inclusions:** None

**Lot Features:** Back Lane, Rectangular Lot

**Heating Type:** Central, Natural Gas

## PROPERTY INFORMATION

**Basement:** Full, Partially Finished

**Laundry features:** In Unit, None

**Transaction Type:** For Sale

**Levels:** Two

**Zoning:** R-C2

**List Price Square Foot:** \$ 233.03



**Title Land:** Fee Simple

**Photo Count:** 32

**Rooms Above Grade:** 6

**Unit Exposure:** SE

**Construction Materials:** Vinyl Siding, Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 8.30M 27`3"

**Appliances:** Built-In  
Oven, Dishwasher, Electric  
Cooktop, Microwave, Range Hood

**Living Area SF:** 1223.00

**Subdivision Name:** Abbeydale

**Structure Type:** Duplex

**Lot Size Acres:** 0.06

**Restrictions:** None Known

