

9403 Abbott Place SE
Calgary, Alberta

MLS # A2324085



\$818,800

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,138 sq.ft.	Age:	1961 (65 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Off Street, RV Access/Parking		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Garden, Irregular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, French Door, No Animal Home, No Smoking Home, See Remarks, Separate Entrance		
Inclusions:	Murphy bed		

Country living in the middle of the city in a great Cul De Sac location on one of the biggest lots in Acadia (12,166sq ft). It's a gardeners dream with beautiful flower beds , fire pit and more than enough room to build a lane home for the parents or kids. Features on the main floor include:Very open floor plan, Two bedrooms,4 piece bath,3-sided fire place,Hardwood and cork flooring,Dining room , bright open kitchen. The lower level features: Large recreation room,Built in Murphy bed that makes this room a portable bedroom for your guests and large enough to build another bedroom ,3-piece bathroom,Laundry and mechanical room. The exterior of this home features; Metal roof,Front south facing porch,Large rear deck, Massive beautiful treed yard with many possibilities,double detached garage with LARGE RV PARKING ,Paved back lane. This very sought after neighborhood is very close to all amenities ,schools,shopping, transit,quick hi way access and much more. Great investment. You will not be disappointed. Have a great day and book your private viewing today.