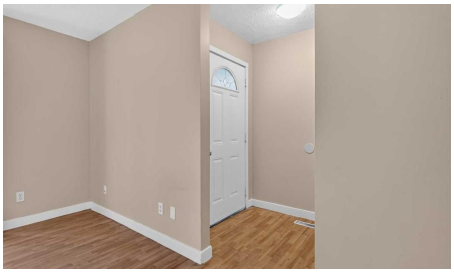
112 Abalone Place NE

Calgary | Active | MLS® A2345422

$349,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1979**	**973 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Hope Street Real Estate Corp.

A closer look

Welcome to 112 Abalone Place NE, a three-bedroom, two-bathroom semi-detached home offering an excellent opportunity for buyers looking to renovate, add value, or personalize a property to suit their needs.

The interior has received some updates while still offering plenty of potential for further improvements. The home features a functional layout, a separate basement entrance, and two additional rooms downstairs that could be used as an office, hobby room, recreation space, or storage. Please note that these rooms do not currently meet bedroom egress requirements, as one has no window and the other requires a larger window. With the right vision and improvements, this property has the potential to become a comfortable family home or a rewarding renovation project.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345422
Bedrooms	3
Bathrooms	2
Year Built	1979
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Attached-Side by Side, Bungalow
Total Living Area:	973 sq. ft.
Main Level Finished Area:	973 sq. ft.
Below Grade Finished Area:	882 sq. ft.

Lot Area:	3,056 sq. ft.
Lot Frontage:	28'1¾"
Front Exposure:	Northwest
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	1979 (Age: 47)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7811081
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Laminate, Vinyl Plank
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	Off Street
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Main Level
City Quadrant:	Northeast
Community:	Abbeydale
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Inclusions:	Basement Fridge, Washer, Dryer
Restrictions:	None Known
Main Floor	Living Room · 14'5" × 12'9" ·
Main Floor	Dining Room · 10'11" × 8'5" ·
Main Floor	Kitchen · 10'11" × 10'1" ·
Main Floor	Bedroom · 11'4" × 10'6" ·
Main Floor	Bedroom · 10'11" × 8'5" ·
Main Floor	Bedroom - Primary · 14'2" × 10'6" ·
Basement	Game Room · 23'6" × 18'1" ·
Basement	Kitchen · 13'2" × 8'4" ·
Basement	Flex Space · 15'8" × 12'10" ·
Basement	Flex Space · 13'8" × 10'8" ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	See Remarks
Exterior Features:	None
Patio And Porch Features:	None
Lot Features:	Back Lane

Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Sep 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/112-abalone-place-ne-calgary-a2345422/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.