

\$359,900 - 68 Abberfield Court Ne, Calgary

MLS® #A2083402

\$359,900

3 Bedroom, 3.00 Bathroom, 1,340 sqft

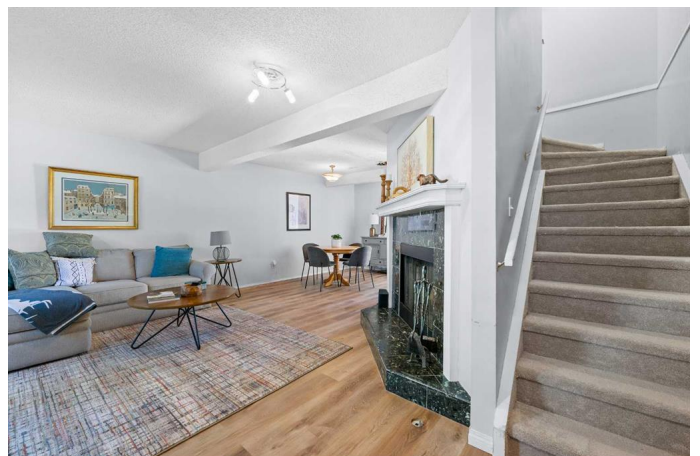
Residential on 0.00 Acres

Abbeydale, Calgary, Alberta

Welcome to this charming two-story townhome nestled in the highly sought-after community of Abbeydale in Calgary. This spacious residence boasts three bedrooms, two and a half baths, and a fully finished basement, making it the perfect place to call home for your family. As you approach the property, you will appreciate its inviting curb appeal and well-maintained exterior. The lush green lawn and meticulously landscaped front yard create a welcoming first impression.

Step inside, and you'll discover an inviting interior that exudes modern elegance. The main level features an open concept layout, allowing for seamless flow and abundant natural light throughout the living spaces. The spacious living room with wood burning fireplace, and dining room are perfect for gatherings and relaxation, with brand new upgraded laminate flooring. The heart of this home is the kitchen, which has been enhanced with stainless steel appliances, giving it a contemporary and stylish feel. Adjacent to the kitchen, you'll find a casual dining area, providing a more intimate setting for special occasions.

Upstairs, you'll find three generously sized bedrooms, each with ample closet space and large windows that bathe the rooms in sunlight. The primary bedroom features a private ensuite bathroom, adding a touch of



luxury to your daily routine. The recently renovated bathrooms throughout the home feature modern fixtures, sleek countertops, and tasteful finishes.

The fully finished basement adds significant value to this property, offering additional living space for various purposes. Whether you envision it as a recreation room, a home office, or a media center, this versatile area allows you to tailor it to your family's needs.

THE SELLER HAS SPENT OVER \$10,000 FOR NEW WOOD FLOORING AN CARPETS (just done this week!)

One of the standout features of this home is the brand new flooring and carpeting installed just this week, providing a fresh and inviting ambiance throughout the entire house. And the home has central air conditioning to maintain comfort all year round. Outside, the backyard is a private oasis with a south facing deck, perfect for outdoor activities and enjoying Calgary's beautiful seasons. Situated in the desirable community of Abbeydale, this home offers easy access to parks, schools, shopping, and transportation, making it an ideal location for families.

Built in 1990

Essential Information

MLS® #	A2083402
Price	\$359,900
Sold Price	\$360,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,340
Acres	0.00
Year Built	1990

Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	68 Abberfield Court Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7N4

Amenities

Amenities	Park, Playground, Visitor Parking
Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Built-in Features, No Smoking Home, Track Lighting, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dryer, Electric Range, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Refrigerator, Microwave, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Starter, Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Cul-De-Sac, Front Yard, No Neighbours Behind, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 6th, 2023
Date Sold	October 23rd, 2023
Days on Market	17
Zoning	M-CG d30
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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