

\$299,999 - 10 Abbeydale Villas Ne, Calgary

MLS® #A2087421

\$299,999

3 Bedroom, 2.00 Bathroom, 988 sqft

Residential on 0.00 Acres

Abbeydale, Calgary, Alberta

Introducing this charming 3-BEDROOM townhouse nestled in community of Abbeydale. Well maintained, this home radiates brightness and offers excellent living conditions with MODERN UPDATES throughout. The open-concept layout invites seamless entertainment and quality time with loved ones. Upon entering the home you will first notice the cozy gas-burning fireplace with a chic tile surround that serves as a focal point for the bright living room. Proceeding further into the home take note of the durable yet tasteful laminate flooring that graces the main level, offering both style and easy upkeep. Passing the dining room with updated lighting fixtures you will find yourself in the heart of the home – the kitchen. The kitchen showcases modern STAINLESS STEEL APPLIANCES, attractive white cabinetry and plenty of counterspace. Making your way upstairs, the GENEROUSLY-SIZED PRIMARY BEDROOM features a charming bay window, TONS OF CLOSET SPACE and updated FULL ENSUITE, ensuring a private oasis for relaxation. Accompanying this, there are 2 ADDITIONAL BEDROOMS and another full bathroom offering a blend of style and functionality suitable for a range of lifestyles, from young families to single professionals or those looking to downsize. The FINISHED BASEMENT provides an additional versatile living space, ready to accommodate your specific needs. The abundant storage solutions complete this basement, catering to



both comfort and functionality. Enjoy the convenience of parking steps just from your front door and as an added BONUS! an ADDITIONAL PARKING STALL can be rented for a small monthly fee. Outside, revel in the QUIET BACKYARD area and discover a delightful deck, enclosed by a privacy fence (BACKING ONTO A GREEN SPACE), creating a private outdoor retreat. This property offers not only a comfortable living space but also a vibrant community hub. Conveniently located, it provides easy access to ALL AMENITIES. Beyond, a vast recreational green space awaits, complete with community garden, a basketball court, outdoor hockey rink, baseball diamonds, soccer fields, and a beautifully maintained open field courtesy of the Abbeydale Community Association. Additionally, this property provides swift access to nearby schools, ensuring educational needs are met effortlessly. Additionally, a wealth of amenities, including shops, restaurants and transit are within close reach, enhancing the overall convenience of this prime location. Seamlessly merge comfort and convenience in this lovely Abbeydale townhouse. Embrace the opportunity to make it your new cherished home. Call your favourite realtor today to view!

Built in 1991

Essential Information

MLS® #	A2087421
Price	\$299,999
Sold Price	\$293,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	988
Acres	0.00
Year Built	1991

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

Community Information

Address	10 Abbeydale Villas Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7P6

Amenities

Amenities	Parking, Trash
Parking Spaces	1
Parking	Additional Parking, Assigned, Off Street, On Street, Outside, Parking Lot, Paved, Plug-In, See Remarks, Stall

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2023
Date Sold	November 16th, 2023
Days on Market	24
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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