

\$249,900 - 43 Abbeydale Villas Ne, Calgary

MLS® #A2089807

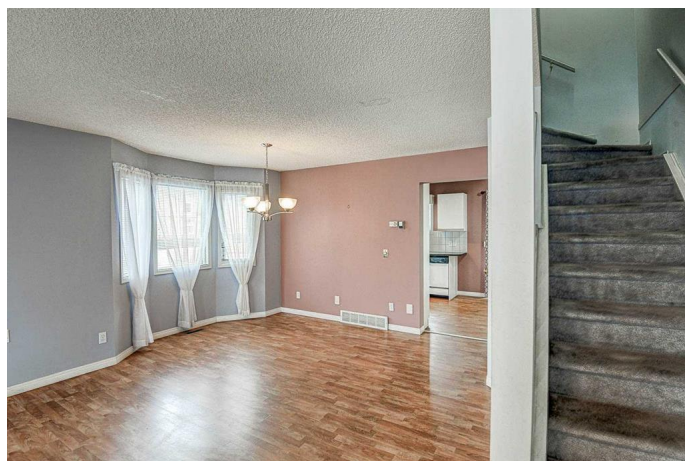
\$249,900

2 Bedroom, 3.00 Bathroom, 987 sqft

Residential on 0.00 Acres

Abbeydale, Calgary, Alberta

PROPERTY IS SOLD FIRM PENDING DEPOSIT. Welcome to this delightful end unit townhome in Abbeydale. Offering 2 bedrooms, 3 full bathrooms, and fully finished interior, this property offers and excellent opportunity for those seeking a home with potential and the chance to add their personal touch. Step inside and be greeted by an inviting living space. The main level features a living room and formal dining area perfect for relaxing and entertaining guests. The kitchen offers ample cabinetry and counter space, providing functionality and convenience for everyday living. Enjoy your meals in the adjacent dining area, bathed in natural sunlight from the large windows and patio doors. Upstairs you will find two generously sized bedrooms, providing comfortable spaces for rest and relaxation, the primary bedroom has a 3 piece en suite and double closets. The fully finished basement provides additional living space, perfect for a family room, home office, or recreational area. Let your imagination run wild and transform this space into a personalized retreat that suits your lifestyle. While this townhome requires some tender loving care, it presents an excellent opportunity for those looking to put their own stamp on a property. With a little bit of vision and effort, this home has the potential to become a cozy haven that reflects your unique style and preferences. Abbeydale is a vibrant community that offers a range of amenities and services, including schools, parks, shopping centres and recreational



facilities. Enjoy the convenience of nearby transportation, allowing for easy access to Calgary and surrounding areas.

Built in 1991

Essential Information

MLS® #	A2089807
Price	\$249,900
Sold Price	\$255,000
Bedrooms	2
Bathrooms	3.00
Full Baths	3
Square Footage	987
Acres	0.00
Year Built	1991
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	43 Abbeydale Villas Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A7P6

Amenities

Amenities	Snow Removal, Trash
Parking Spaces	1
Parking	Stall

Interior

Interior Features	Central Vacuum, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Tile, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 25th, 2023
Date Sold	October 27th, 2023
Days on Market	2
Zoning	M-CG d44
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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