

\$300,000 - 56 Abbeydale Villas Ne, Calgary

MLS® #A2119399

\$300,000

2 Bedroom, 3.00 Bathroom, 1,108 sqft

Residential on 0.00 Acres

Abbeydale, Calgary, Alberta

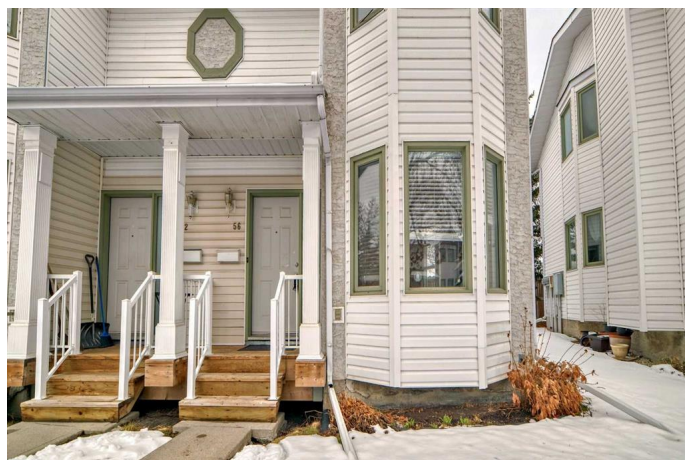
FIRST TIME BUYER/INVESTOR ALERT!!

This two storey 2 bed/2.5 bath row townhouse is perfect for both! Entering the home you'll find a good size & inviting living/dining area featuring a wood burning fireplace w/a lovely wood mantle, laminate flooring and plenty of light, perfect for entertaining. The white kitchen at the back has plenty of storage, a breakfast nook and walks out onto a deck overlooking a park in behind, where you can serve up summer BBQ's. Upstairs you'll find the bedrooms, with the sunny secondary bedroom at the front with a large closet and a 4 pc. bath just steps away. The good sized primary suite features plenty of windows overlooking the park, 2 closets and a 3 pc ensuite. The fully developed basement features a large family room, 2 pc bath & laundry. Backing onto a park, close to shopping, schools, playgrounds, tennis courts and easy access to Stoney Trail & 20 min to downtown make this a must see! Book your showing today!

Built in 1991

Essential Information

MLS® #	A2119399
Price	\$300,000
Sold Price	\$320,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,108
Acres	0.00
Year Built	1991
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	56 Abbeydale Villas Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7P6

Amenities

Amenities	Parking, Trash
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, See Remarks, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, Few Trees, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 6th, 2024
Date Sold April 17th, 2024
Days on Market 11
Zoning M-CG d44
HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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