

\$369,000 - 39 Abbeydale Villas Ne, Calgary

MLS® #A2124605

\$369,000

3 Bedroom, 2.00 Bathroom, 1,100 sqft

Residential on 0.00 Acres

Abbeydale, Calgary, Alberta

Welcome to your dream home in Abbeydale! This executive-style townhouse is tailor-made for young families, professionals, or those looking to downsize. Situated in a perfect location with serene neighbors and a delightful community, it's an oasis of peace. Step into convenience with parking just a stone's throw from your doorstep, with the option to rent extra stalls. The upstairs boasts a fabulous master bedroom complete with a full ensuite, bay window, ample closet space, and plush carpeting. Two additional bedrooms offer versatility, ideal for a nursery or office space. The main level charms with another bay window, laminate flooring, and a cozy gas fireplace, complemented by an excellent dining area. The renovated eat-in kitchen (2021) is a chef's delight, featuring refaced cabinets, resurfaced countertops, a slate tile backsplash, and stainless steel/black appliances. Step through patio doors onto a south-facing deck overlooking a spacious, tranquil green space.

This home's thoughtful design ensures comfort year-round, with no need for A/C thanks to its well-insulated positioning between units. Utility costs remain low, keeping you cozy in winter and cool in summer. The lower level is a haven for relaxation and recreation, boasting ample storage, a laundry room with brand new washer and dryer (2023), and a generously sized rec room perfect for a home theatre, media room, or playroom.



With easy access to transit and major roads like Stoney Trail and Memorial Drive, downtown is just a 10-minute drive away. Enjoy the neighbouring community centre's amenities, including playgrounds, ball diamonds, rinks, and courts for basketball and tennis. Nearby amenities such as a corner store add to the convenience. This home is truly a perfect 10/10—come experience the charm and comfort for yourself!

In addition to its wonderful features, this home comes with some fantastic amenities included, adding extra value and convenience for you. You'll find a comfortable sofa in the living room, a convenient barbecue machine for outdoor gatherings, a cozy loveseat for relaxation, a projector for immersive entertainment, and a table tennis board in the rec room for endless fun and recreation. These amenities are ready for you to enjoy from day one, enhancing your living experience in this delightful home. Note: Seller is a licensed agent in AB and is a owner.

Built in 1991

Essential Information

MLS® #	A2124605
Price	\$369,000
Sold Price	\$370,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,100
Acres	0.00
Year Built	1991
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey, Side by Side

Status	Sold
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Community Information

Address	39 Abbeydale Villas Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 7P6

Amenities

Amenities	Parking, Storage
Parking Spaces	1
Parking	Stall

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 19th, 2024
Date Sold	May 23rd, 2024
Days on Market	34
Zoning	M-CG d44

HOA Fees 0.00

Listing Details

Listing Office eXp Realty

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