

\$525,000 - 578 Aboyne Crescent Ne, Calgary

MLS® #A2124735

\$525,000

3 Bedroom, 2.00 Bathroom, 872 sqft

Residential on 0.11 Acres

Abbeydale, Calgary, Alberta

(Back on the market due to financing) Here is the updated and renovated family home you have been looking for! First time on the market in 30 years! With impressive curb appeal this family home has had all of the necessary updates and renovations that will provide decades of stress free ownership for the lucky new buyers! Upon entry the pride of ownership is evident with NEW PAINT, NEW DOORS and recent flooring throughout (no carpet here) as well as NEW WINDOWS. The front living room is well lit and perfect for family gatherings. The kitchen boasts modern styling and SS Appliances and dining area. The 4 piece upstairs bathroom has been completely renovated and remodeled with beautiful ceramic tile and modern fixtures. The basement has a cozy family room as well as a 3rd bedroom and another updated 3 piece bath! The mechanical room has had all of the necessary updates with a high efficiency furnace and A/C to provide comfort on those hot summer days! Out the side entrance to the huge SOUTH FACING deck complete with pergola. The fully fenced backyard offers loads of space for friends and family with 2 handy storage sheds. The OVERSIZED SINGLE GARAGE has a very tall ceiling and is fully insulated and heated providing a handy workshop and parking! This property shows 10/10! Book your private showing today!

Built in 1979



Essential Information

MLS® #	A2124735
Price	\$525,000
Sold Price	\$526,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	872
Acres	0.11
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	578 Aboyne Crescent Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A5Y8

Amenities

Parking Spaces	4
Parking	Single Garage Attached

Interior

Interior Features	Laminate Counters, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Lawn, Low Maintenance Landscape,

	Landscaped, Level
Roof	Asphalt Shingle
Construction	Mixed, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 21st, 2024
Date Sold	May 15th, 2024
Days on Market	24
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
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