

\$360,000 - 728 Aboyne Way Ne, Calgary

MLS® #A2132578

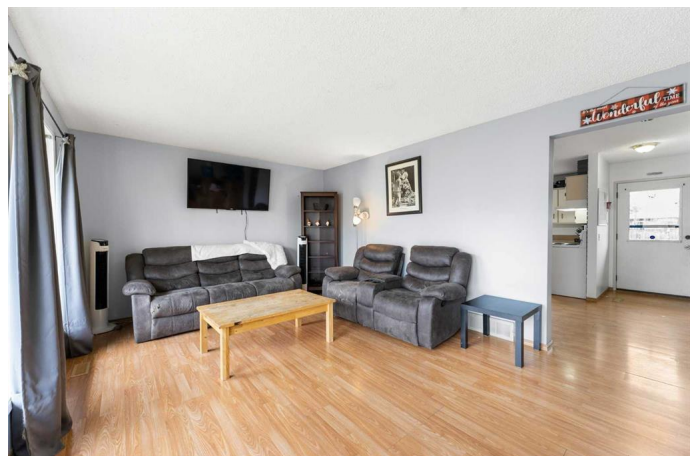
\$360,000

4 Bedroom, 3.00 Bathroom, 1,376 sqft

Residential on 0.06 Acres

Abbeydale, Calgary, Alberta

Welcome to this captivating NO CONDO FEE townhome (for under \$400,000) that boasts an impressive array of features, including 4 beds, 2.5 baths, and a spacious layout spanning 1,951 total square feet. Notably, this gem comes with the added advantage and convenience, complete with a charming backyard and ample space for a future garage of no condo fees, a rare find in today's market. As you approach the entrance of this inviting townhome, you'll be captivated by the charming walkway leading to the front door, bordered by a spacious front yard, perfect for cultivating a vibrant garden or crafting an enchanting entrance. Stepping inside the foyer, you'll motion towards the spacious living room bathed in natural light pouring through the generous front windows. With ample room for all your furnishings, it's an ideal space for relaxation and gatherings alike. Continuing through the main floor, you'll discover the dining room and kitchen combination, offering abundant space for both cooking and dining. The kitchen, already boasting ample cabinet space, presents an opportunity for customization, perhaps with the addition of a center island, and offers a pleasant view of the backyard. Finishing off the main floor is the 2-piece bathroom. Ascending the stairs, you'll find yourself in the realm of rest and relaxation, with three generously proportioned bedrooms awaiting your exploration. The primary suite beckons as a serene retreat, easily accommodating a king-sized bed and



accompanying furnishings, while also treating you to the luxury of a walk-in closet. The two additional bedrooms, equally spacious, overlook the backyard. Completing the upper level is the 4-piece bathroom. Descending to the fully developed basement, you'll discover a versatile space, perfect for family gatherings or quiet evenings in. The generously sized fourth bedroom provides ample accommodation for guests or another loved one, while the adjacent laundry room and ample storage ensure practicality and organization. Additionally, a room with roughed-in plumbing for a bathroom offers potential for further customization and convenience. Outside, the backyard calls with its promise of summertime enjoyment and entertaining, complete with a handy storage shed for all your outdoor essentials. Conveniently, a parking pad at the rear of the home lays the groundwork for future garage aspirations, providing both functionality and potential. Nestled in the vibrant community of Abbeydale, Calgary, residents enjoy a welcoming atmosphere, excellent amenities, and convenient access to parks, schools, and shopping, making it an ideal place to call home. In summary, this delightful townhome offers a harmonious blend of comfort, functionality, and potential, promising a lifestyle of ease and enjoyment for its fortunate new owners..... all for under \$400,000!

Built in 1977

Essential Information

MLS® #	A2132578
Price	\$360,000
Sold Price	\$381,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1

Half Baths	2
Square Footage	1,376
Acres	0.06
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	728 Aboyne Way Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5Z4

Amenities

Parking Spaces	2
Parking	Alley Access, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	May 18th, 2024

Days on Market	2
Zoning	M-CG d30
HOA Fees	0.00

Listing Details

Listing Office MaxWell Elite Realty

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