

\$489,000 - 625 Aboyne Crescent Ne, Calgary

MLS® #A2133518

\$489,000

4 Bedroom, 2.00 Bathroom, 1,002 sqft

Residential on 0.11 Acres

Abbeydale, Calgary, Alberta

A functional bungalow with an BASEMENT SUITE (illegal) on a WIDE R-C2 corner lot. It's located just a block away from Abbeydale Drive with bus stops and a community playground, and offers quick access to 16 Ave and Stony Trail. The main floor features a spacious living room, an open kitchen, a dining area, 3 bedrooms, and a full bathroom. There's a SEPARATE ENTRANCE leading to the basement, which includes a large laundry room outside the suite (illegal) which consists of a bedroom, a den, a family room, a 3-piece bathroom, and a kitchen. Additionally, there's an oversized double garage at the rear. This property presents a great opportunity to own a home with lots of potential.

Built in 1977

Essential Information

MLS® #	A2133518
Price	\$489,000
Sold Price	\$505,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,002
Acres	0.11
Year Built	1977
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Sold

Community Information

Address	625 Aboyne Crescent Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5Y7

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite

Exterior

Exterior Features	Other
Lot Description	Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 28th, 2024
Days on Market	36
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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