

\$549,900 - 104 Abberfield Place Ne, Calgary

MLS® #A2136742

\$549,900

4 Bedroom, 2.00 Bathroom, 1,017 sqft

Residential on 0.10 Acres

Abbeydale, Calgary, Alberta

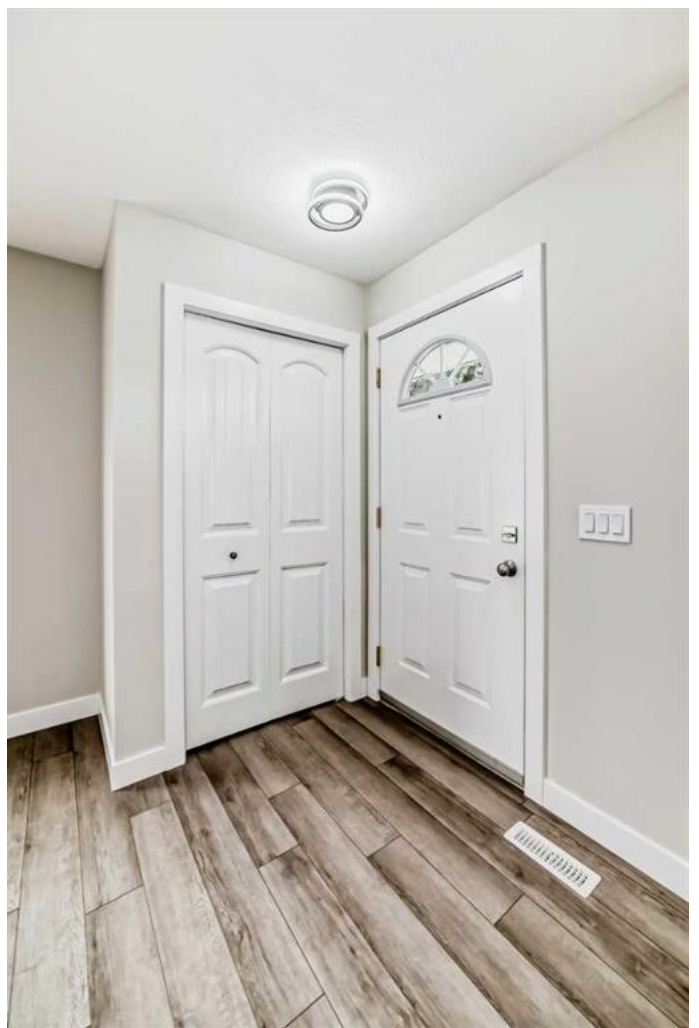
Welcome to your next home in the desirable community of Abbeydale! This exceptional 4-level split property has been fully renovated from top to bottom, offering a blend of modern luxury and practical design, ideal for both investors and families seeking a move-in-ready home.

Step inside and discover the seamless flow of this beautifully updated home. The spacious main floor welcomes you with a bright, open living area that leads into a kitchen featuring stainless steel appliances and ample counter space.

Upstairs, you'll find 2 big, bright bedrooms that offer comfort and privacy, perfect for restful nights. The modern upgrades continue throughout the home with updated windows, hot water tank, and newer roof, ensuring energy efficiency and peace of mind for years to come.

The lower levels features a fully finished, 2 bedroom, illegal basement suite, complete with its own separate entrance and laundry, making it an ideal rental opportunity or an extended family living space. This added convenience and privacy make the home even more attractive.

Situated on a prime corner lot, the exterior of this property is also impressive with a big backyard and room for an oversized double



garage. New concrete steps enhance the curb appeal, with a landscaped yard offering lots of space for outdoor activities and relaxation.

Every detail has been considered in this move-in-ready home, making it a standout choice for both investors and those seeking a turnkey property. Whether you're looking to generate rental income or simply enjoy a beautifully renovated space, this home in Abbeydale delivers on all fronts.

Don't miss this amazing opportunity! Schedule your viewing today and experience the unparalleled charm and convenience of this fully renovated 4-level split in Abbeydale.

Built in 1979

Essential Information

MLS® #	A2136742
Price	\$549,900
Sold Price	\$580,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,017
Acres	0.10
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	104 Abberfield Place Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2A6L4

Amenities

Parking Spaces 2
Parking Off Street, Parking Pad

Interior

Interior Features No Animal Home, No Sm Entrance
Appliances Dishwasher, Dryer, Microwave, Range, Refrigerator, washer
Heating Central, Mid Efficiency
Cooling None
Has Basement Yes
Basement Separate/Exterior Entry, Finished, Full, Suite



Exterior

Exterior Features Other, Private Entrance, Private Yard
Lot Description Corner Lot
Roof Asphalt Shingle
Construction Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed May 30th, 2024
Date Sold June 18th, 2024
Days on Market 19
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office First Place Realty

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