

\$429,500 - 122 Aboyne Place Ne, Calgary

MLS® #A2146547

\$429,500

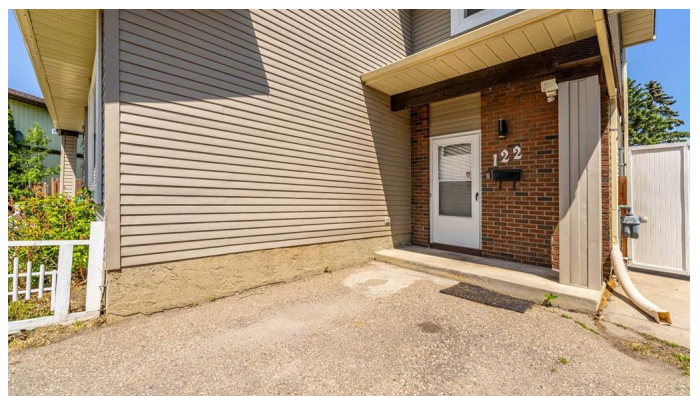
3 Bedroom, 2.00 Bathroom, 1,224 sqft

Residential on 0.14 Acres

Abbeydale, Calgary, Alberta

Located in the heart of Abbeydale. Abbeydale is a nice quiet family friendly community. Parks, schools, and various amenities are conveniently located nearby. Commuting is easy with quick access to 16 Avenue, Stoney Trail, and Memorial Drive. This semi-detached, non-condominium property offers great value. The spacious living room is flooded with natural sunlight, creating a warm and inviting atmosphere. The main floor also has a beautifully appointed half bath, tucked away offering privacy. The kitchen features a gas range. The dining area, is located just off the back deck, providing seamless access to the large backyard, perfect for outdoor dining and entertaining. The upper floor features three bedrooms and a full bathroom, designed to meet your family's needs. The partially finished basement offers additional space for a recreation room, providing more options for family fun and relaxation. Imagine the endless possibilities and enjoyment you and your family can have in the large backyard. Plus, a school playground just outside the gate ensures that kids will have plenty of space to play. Ample parking space is available on the driveway, accommodating multiple cars or even a camper/RV. The newer furnace will provide you with peace of mind. Don't miss out on this opportunity to own a delightful home in a wonderful community. Please see the 3D tour and video.

Built in 1978



Essential Information

MLS® #	A2146547
Price	\$429,500
Sold Price	\$445,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,224
Acres	0.14
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	122 Aboyne Place Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5Z1

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Parking Pad, RV Access/Parking

Interior

Interior Features	Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
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Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 5th, 2024
Date Sold	July 21st, 2024
Days on Market	16
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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