

\$374,750 - 599 Aboyne Crescent Ne, Calgary

MLS® #A2147783

\$374,750

3 Bedroom, 2.00 Bathroom, 1,071 sqft
Residential on 0.08 Acres

Abbeydale, Calgary, Alberta

Welcome to Abbeydale! Perfect 3-bedroom home for 1st time buyers or adding to your investment portfolio. This pet friendly home is ready for your final touches to make it your own. Here are the key features:

Main Floor: The main floor features laminate flooring throughout, creating a warm and inviting space. You'll find a corner wood-burning fireplace in the living room, perfect for cozy evenings. The updated half bathroom adds convenience for guests. The kitchen is functional including Fridge, Electric Stove and built-in Dishwasher. Plus, there's a patio door leading from the living room to the fully fenced private backyard—a great spot for summer relaxation.

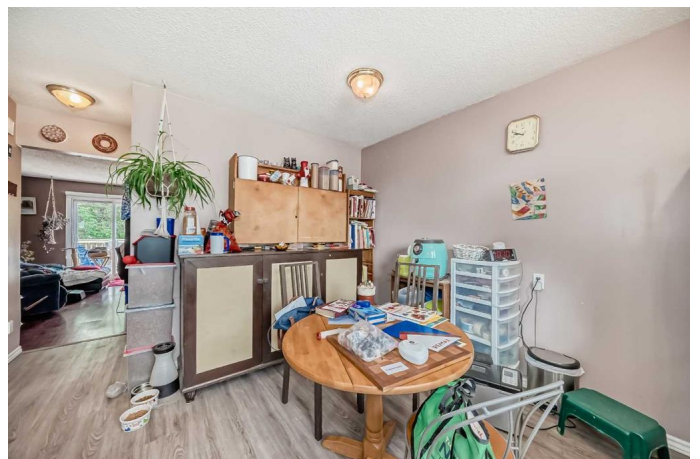
Upstairs: Upstairs, you'll discover three average-sized bedrooms, providing ample space for your family. The updated bathroom ensures comfort and modern amenities.

Basement: The lower level surprises with a den to use as a home office. The laundry area includes a washer and dryer. The remaining space can be customized—a family room, a game room, or whatever suits your needs.

Garage: The oversized single detached garage is a bonus! Originally used as a workshop, it can accommodate two vehicles or provide extra storage.

Recent Upgrades: Main & Upper floor windows, Kitchen flooring.

Location: Situated close to parks and with quick access to downtown, this home offers



convenience and tranquility.

Make the decision to call this place home!

Built in 1978

Essential Information

MLS® #	A2147783
Price	\$374,750
Sold Price	\$360,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,071
Acres	0.08
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	599 Aboyne Crescent Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5Y7

Amenities

Parking Spaces	1
Parking	Oversized, Single Garage Detached

Interior

Interior Features	Central Vacuum, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
Date Sold	August 17th, 2024
Days on Market	18
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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