

\$509,900 - 172 Aberfoyle Close Ne, Calgary

MLS® #A2163781

\$509,900

4 Bedroom, 3.00 Bathroom, 1,087 sqft

Residential on 0.09 Acres

Abbeydale, Calgary, Alberta

Back on market due to financing. Welcome to this beautifully renovated and move-in-ready home nestled in the charming community of Abbeydale! This property boasts a range of recent updates, including modern kitchen cabinets, elegant quartz countertops, and stylish luxury vinyl plank flooring throughout the main level. With new carpets, fresh paint, and sleek stainless steel appliances, every detail has been thoughtfully upgraded to offer contemporary comfort and style. Upon entering, you'll be welcomed by an abundance of natural light that floods the spacious combined living and dining room. The open-concept layout creates a warm and inviting atmosphere, perfect for family gatherings and entertaining. The kitchen, with its modern design and ample storage, overlooks a sunny south-facing backyard, providing a great spot for outdoor relaxation and play. A convenient 2-piece bath completes the main floor. Head upstairs to discover three generously sized bedrooms and a full bath, ideal for family living. The fully developed basement adds additional living space with the fourth bedroom, a cozy family room for movie nights, and a well-appointed 3-piece bath. The home also includes a double detached garage, providing plenty of space for vehicles and extra storage. Located close to schools, bus stops, and playgrounds, this home offers both convenience and accessibility. Enjoy easy access to major routes like 16th Avenue, 68th Street, and Stoney Trail. Don't miss out on



this incredible opportunity to own a move-in-ready home with modern upgrades in a fantastic location. Call today to schedule a viewing and see for yourself all that this wonderful home has to offer before itâ€™s gone!

Built in 1980

Essential Information

MLS® #	A2163781
Price	\$509,900
Sold Price	\$495,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,087
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	172 Aberfoyle Close Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6S6

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Oversized

Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Quartz Counters
-------------------	--

Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator
Heating	Mid Efficiency, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Front Yard, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2024
Date Sold	November 15th, 2024
Days on Market	70
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.