# \$509,999 - 565 Aboyne Crescent Ne, Calgary

MLS® #A2214366

#### \$509,999

5 Bedroom, 2.00 Bathroom, 1,062 sqft Residential on 0.08 Acres

Abbeydale, Calgary, Alberta

Fully renovated, No condo Fees, 2 Bedroom Illegal Basement suite (mortgage Helper) 1062 square feet of living space. Come into this home full of natural lights from the three large windows on the main level, three large size bedrooms, a 4piece bathroom, a stackable tucked away laundry and a modern kitchen with lots of cupboards. The illegal basement suite has a separate entrance from the side of the building to the large living area, a kitchen, two bedrooms, a separate laundry set up and a 4 piece bathroom. This home is perfect HIGH QUALITY STARTER HOME OR INVESTMENT. Currently there are two tenants in the property paying close to thirty two(\$3,200)/month and they are willing to stay when the property is sold. The Home is conveniently located in a quite street, close to schools, easy access to Walmart Superstore, Stoney Trail, Sun Ridge mall and a host of other commercial activities for life conveniences. DON'T MISS OUT ON THIS OPPORTUNITY, IT WON'T LAST.







Built in 1977

#### **Essential Information**

MLS® #	A2214366
Price	\$509,999
Bedrooms	5
Bathrooms	2.00
Full Baths	2

Square Footage	1,062
Acres	0.08
Year Built	1977
Туре	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

# **Community Information**

Address	565 Aboyne Crescent Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5Y7

# Amenities

Parking Spaces	1
Parking	Off Street

## Interior

Interior Features	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Built-In Range
Heating	Central, Forced Air, Natural Gas
Cooling	None
Fireplaces	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	Back Yard, Square Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	11
Zoning	R-C2

#### **Listing Details**

Listing Office URBAN-REALTY.ca

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