

# \$399,999 - 524 Aboyne Crescent Ne, Calgary

MLS® #A2223193

**\$399,999**

3 Bedroom, 2.00 Bathroom, 1,102 sqft

Residential on 0.08 Acres

Abbeydale, Calgary, Alberta

Great Location!! 5 minutes to Stoney Trail. 1 block to playground & Community hall, shopping, school and Bus are all close by. Excellent first time buyer home, with many upgrades done in recent years. This 3 bedroom home has a Bright Open floor plan, Newer Kitchen cupboards, quartz counters. Newer Dishwasher & Stove. Huge living room with big windows and Patio door to deck, a Big Back yard with Newer fence. Up stairs you'll find 3 bedrooms including a huge primary suite, and a 4 pcs bath. Shingles are newer, Furnace and Hot water tank are NEWER. Basement is insulated but unfinished. The driveway is deep enough to easily accommodate 3 cars or RV. Nice affordable home with all the expensive upgrades done. Call your favorite Realtor today. Tenant occupied. Lease expires July 31.

Built in 1977

## Essential Information

MLS® #	A2223193
Price	\$399,999
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,102
Acres	0.08



Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	524 Aboyne Crescent Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5Y8

### Amenities

Parking Spaces	2
Parking	RV Access/Parking

### Interior

Interior Features	No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard, Playground
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 23rd, 2025
Days on Market	23
Zoning	R-CG

### Listing Details

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