



## 140 Aberfoyle Close Calgary Alberta

\$550,000

**INVESTOR ALERT!** This well-maintained bungalow sits on a spacious pie lot and offers incredible income potential. With FIVE bedrooms and two bathrooms, the home features two separate living spaces--one on each level. Recent updates include new siding, roof, windows, flooring, and A/C, all completed in 2022. The bright main floor has a functional layout with a tucked-away kitchen and dining area, featuring a gas stove, stylish backsplash, updated cabinetry, and plenty of cupboard space. The cozy family room has a large window, allowing for plenty of natural light, and three generously sized bedrooms with ample closet space complete the main level. The fully renovated illegal BASEMENT SUITE has all-new vinyl flooring, fresh paint, and updated trim, offering two bedrooms, a three-piece bathroom, a full kitchen, and a spacious family room. Each basement bedroom also has MASSIVE egress compliant windows! Additional features include a newer high-efficiency furnace, a newer hot water tank, a laundry room, and plenty of storage. The low-maintenance backyard boasts a beautiful deck, a fire pit area, and a storage shed, with ample parking for an RV, trailer, or up to six vehicles. Smart home features like WiFi-enabled switches add convenience. This incredible opportunity won't last--schedule your viewing today! (id:6769)

Kitchen 10.83 Ft x 7.33 Ft

Recreational, Games room 24.25 Ft x 10.67 Ft

Bedroom 10.83 Ft x 10.83 Ft

Bedroom 10.83 Ft x 10.67 Ft

Laundry room 8.67 Ft x 6.33 Ft

3pc Bathroom 9.42 Ft x 4.17 Ft

Furnace 5.00 Ft x 4.17 Ft

Living room 15.83 Ft x 11.67 Ft

Eat in kitchen 15.83 Ft x 11.17 Ft

Primary Bedroom 11.75 Ft x 11.17 Ft

Bedroom 8.92 Ft x 8.42 Ft

Bedroom 11.67 Ft x 7.92 Ft

Foyer 4.08 Ft x 3.42 Ft

4pc Bathroom 7.42 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
Real Broker

<http://www.allcalgarylistings.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)