



## 599 Aboyne Crescent Calgary Alberta

\$374,750

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! (id:6769)

Primary Bedroom 13.50 Ft x 11.08 Ft

Bedroom 11.58 Ft x 8.00 Ft

Bedroom 8.42 Ft x 8.92 Ft

4pc Bathroom Measurements not available

Family room 16.25 Ft x 14.42 Ft

Den 11.67 Ft x 10.08 Ft

Living room 15.00 Ft x 17.25 Ft

Eat in kitchen 11.08 Ft x 12.17 Ft

2pc Bathroom Measurements not available

Listing Presented By:



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

Phone: 403-969-0267  
arobinson@cirrealty.ca