



122 Aboyne Place Calgary Alberta

\$429,500

Located in the heart of Abbeydale. Abbeydale is a nice quiet family friendly community. Parks, schools, and various amenities are conveniently located nearby. Commuting is easy with quick access to 16 Avenue, Stoney Trail, and Memorial Drive. This semi-detached, non-condominium property offers great value. The spacious living room is flooded with natural sunlight, creating a warm and inviting atmosphere. The main floor also has a beautifully appointed half bath, tucked away offering privacy. The kitchen features a gas range. The dining area, is located just off the back deck, providing seamless access to the large backyard, perfect for outdoor dining and entertaining. The upper floor features three bedrooms and a full bathroom, designed to meet your family's needs. The partially finished basement offers additional space for a recreation room, providing more options for family fun and relaxation. Imagine the endless possibilities and enjoyment you and your family can have in the large backyard. Plus, a school playground just outside the gate ensures that kids will have plenty of space to play. Ample parking space is available on the driveway, accommodating multiple cars or even a camper/RV. The newer furnace will provide you with peace of mind. Don't miss out on this opportunity to own a delightful home in a wonderful community. Please see the 3D tour and video. (id:6769)

Recreational, Games room 21.25 Ft x 12.42 Ft
Furnace 11.83 Ft x 10.50 Ft
Storage 9.00 Ft x 5.75 Ft
Storage 8.25 Ft x 10.25 Ft
Foyer 6.75 Ft x 4.17 Ft
Kitchen 11.50 Ft x 9.00 Ft
Dining room 11.67 Ft x 8.92 Ft

Living room 14.92 Ft x 13.25 Ft
2pc Bathroom 5.92 Ft x 4.42 Ft
Primary Bedroom 13.17 Ft x 13.17 Ft
Bedroom 10.58 Ft x 8.92 Ft
Bedroom 12.25 Ft x 9.92 Ft
4pc Bathroom 9.00 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
Real Broker

<http://www.celestewood.ca/>



**RE/MAX REAL ESTATE
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net