



## 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/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)