



## 597 Aboyne Crescent Calgary Alberta

\$399,900

This Semi-Detached HOME is perfectly situated for easy access to LRT/transit, malls/shopping, schools, and Trans-Canada, Memorial, Deerfoot and Stoney Trail. The main floor with laminate throughout offers renovated white kitchen with coated sink, breakfast nook and spacious living room with access to the huge yard. The 2 piece bathroom completes the main floor. Upstairs there are three bedrooms and a 4 piece bathroom. The lower level is unfinished with laundry area. Outside, the yard offers firepit with 2 sheds and has plenty of room for a future oversized garage. Notable improvements include vinyl windows, updated furnace and hot water tank. Don't miss out on this incredible opportunity, book a private showing today! (id:6769)

Primary Bedroom 11.25 Ft x 11.08 Ft

Bedroom 9.25 Ft x 7.92 Ft

Bedroom 8.92 Ft x 8.42 Ft

4pc Bathroom 9.42 Ft x 4.58 Ft

Foyer 5.33 Ft x 3.67 Ft

Kitchen 12.08 Ft x 11.08 Ft

Living room 17.25 Ft x 11.25 Ft

Dining room 6.83 Ft x 6.25 Ft

2pc Bathroom 5.00 Ft x 4.50 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

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