



92 Abberfield Court Calgary Alberta

\$364,900

Welcome to Abberfield Court in the community of Abbeydale. This condominium offers over 1,500 square feet of developed space, with 1,299 square feet above grade and an additional 265 square feet in the finished basement. This end unit townhouse is significantly larger than most comparable units, providing exceptional value, and making it an ideal choice for a family home or starter residence. Situated in a peaceful cul-de-sac, it provides convenient access to nearby amenities. The floorplan is thoughtfully designed, featuring an open-concept kitchen equipped with stainless steel appliances and an adjacent spacious living room suitable for entertaining. The lower level includes an additional cozy family room area with a fireplace, a newly renovated three-piece bathroom, an office/computer nook, large windows, and a back door leading to a newly constructed west-facing deck, perfect for summer barbecues and enjoying the evening sun. The upper level includes an oversized, bright primary bedroom, a second bedroom, and a four-piece bathroom. The basement features a third large bedroom making it ideal for a roommate or teenager, a laundry room with ample space for storage, and a utility room. Additional features of this townhome include new windows installed in 2012, a new roof, fence and a new oversized deck with railing. The unit also comes with two assigned parking stalls and visitor parking conveniently located in front of the unit. Do not miss this opportunity. Schedule your viewing today. (id:6769)

Bedroom 8.42 Ft x 9.92 Ft

Primary Bedroom 15.92 Ft x 13.42 Ft

4pc Bathroom 5.17 Ft x 10.50 Ft

Bedroom 15.33 Ft x 12.92 Ft

Laundry room 6.75 Ft x 10.00 Ft

Furnace 4.75 Ft x 9.92 Ft

Family room 16.08 Ft x 22.92 Ft

3pc Bathroom 4.00 Ft x 10.50 Ft

Foyer 6.33 Ft x 7.33 Ft

Living room 11.00 Ft x 13.25 Ft

Dining room 8.33 Ft x 12.33 Ft

Kitchen 7.75 Ft x 12.17 Ft

Listing Presented By:



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Century 21 Bravo Realty



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