



217 Aboyne Place Calgary Alberta

\$429,000

3 BEDROOMS | UPDATED KITCHEN | FULLY DEVELOPED BASEMENT | PARKING PAD | QUIET CUL-DE-SAC !!!

Welcome to this CHARMING BI-LEVEL HOME ideally located on a QUIET CUL-DE-SAC just STEPS FROM A PARK and PLAYGROUND, making it a FANTASTIC OPPORTUNITY for FAMILIES, " FIRST-TIME HOME BUYERS, " or INVESTORS. This BRIGHT and WELL-MAINTAINED HOME offers 3 SPACIOUS BEDROOMS and 2 FULL BATHROOMS, along with thoughtful updates including a RENOVATED KITCHEN FEATRING NEW STAINLESS STEEL APPLIANCES, FRESH PAINT THROUGHOUT, and BEAUTIFULLY UPDATED BATHROOMS and BEDROOMS. The functional bi-level layout provides a BRIGHT MAIN LEVEL and a FULLY DEVELOPED BASEMENT, offering " ADDITIONAL LIVING SPACE " PERFECT for a family room, recreation area, home office, or guest area. Step outside to a PRIVATED DECK is IDEAL for SUMMER BBQS, overlooking a SPACIOUS BACKYARD complete with a COZY FIRE PIT and " PLENTY of ROOM for kids and pets to play. " The property also features a REAR PARKING PAD for CONVENIENT OFF-STREET PARKING, along with AMPLE STREET PARKING AVAILABLE DIRECTLY in front of the home. Located CLOSE to PARKS, SCHOOLS, SHOPPING, PUBLIC TRANSPORT, and MAJOR ROUTES, this home OFFERS BOTH " COMFORT and CONVENIENCE in a FAMILY-FRIENDLY NEIGHBORHOOD. An EXCELLENT OPPORTUNITY for FIRST-TIME BUYERS, GROWING FAMILIES, or INVESTORS LOOKING for a MOVE-IN READY PROPERTY. BOOK your PRIVATE SHOWING NOW and BRING OFFERS, Before it's Gone !!! (id:6769)

4pc Bathroom 5.00 Ft x 8.25 Ft

Furnace 6.83 Ft x 9.42 Ft

Bedroom 9.83 Ft x 7.58 Ft

Bedroom 7.92 Ft x 16.33 Ft

Family room 14.42 Ft x 9.83 Ft

Primary Bedroom 11.92 Ft x 9.00 Ft

Other 5.00 Ft x 3.83 Ft

4pc Bathroom 9.17 Ft x 6.42 Ft

Kitchen 6.17 Ft x 7.00 Ft

Dining room 6.92 Ft x 10.17 Ft

Living room 11.50 Ft x 11.75 Ft

Other 8.92 Ft x 8.58 Ft

Other 3.92 Ft x 6.58 Ft

Listing Presented By:



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MaxWell Canyon Creek

<http://michaelenciso.maxwellrealty.ca/>

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