

# \$509,999 - 565 Aboyne Crescent Ne, Calgary

MLS® #A2214366

**\$509,999**

5 Bedroom, 2.00 Bathroom, 1,062 sqft

Residential on 0.08 Acres

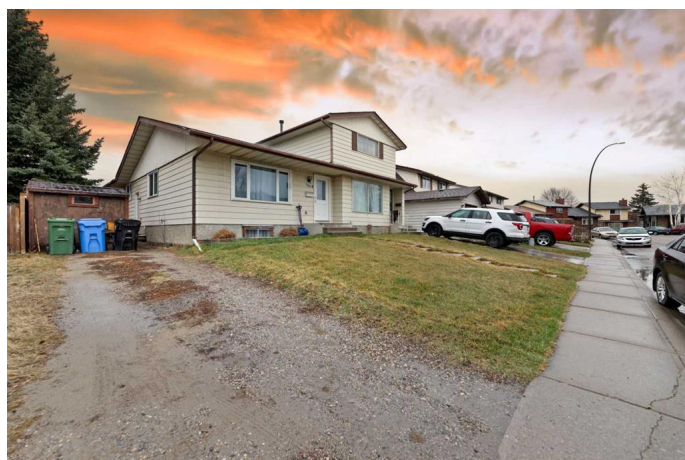
Abbeydale, Calgary, Alberta

Fully renovated, No condo Fees, 2 Bedroom  
Illegal Basement suite (mortgage Helper) 1062  
square feet of living space. Come into this  
home full of natural lights from the three large  
windows on the main level, three large size  
bedrooms, a 4piece bathroom, a stackable  
tucked away laundry and a modern kitchen  
with lots of cupboards. The illegal basement  
suite has a separate entrance from the side of  
the building to the large living area, a kitchen,  
two bedrooms, a separate laundry set up and  
a 4 piece bathroom. This home is perfect  
HIGH QUALITY STARTER HOME OR  
INVESTMENT. Currently there are two tenants  
in the property paying close to thirty  
two(\$3,200)/month and they are willing to stay  
when the property is sold. The Home is  
conveniently located in a quite street, close to  
schools, easy access to Walmart Superstore,  
Stoney Trail, Sun Ridge mall and a host of  
other commercial activities for life  
conveniences. DON'T MISS OUT ON THIS  
OPPORTUNITY, IT WON'T LAST.

Built in 1977

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2214366  |
| Price      | \$509,999 |
| Bedrooms   | 5         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,062                  |
| Acres          | 0.08                   |
| Year Built     | 1977                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, Bungalow |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 565 Aboyne Crescent Ne |
| Subdivision | Abbeydale              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2A 5Y7                |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 1          |
| Parking        | Off Street |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance                             |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Built-In Range |
| Heating           | Central, Forced Air, Natural Gas                                                                                 |
| Cooling           | None                                                                                                             |
| Fireplaces        | None                                                                                                             |
| Has Basement      | Yes                                                                                                              |
| Basement          | Exterior Entry, Finished, Full, Suite                                                                            |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Courtyard, Private Yard      |
| Lot Description   | Back Yard, Square Shaped Lot |
| Roof              | Asphalt Shingle              |
| Construction      | Wood Frame, Wood Siding      |
| Foundation        | Poured Concrete              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 23rd, 2025 |
| Days on Market | 6                |
| Zoning         | R-C2             |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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