\$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

6

Days on Market

Zoning R-C2

Listing Details

Listing Office URBAN-REALTY.ca

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.