

\$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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