

\$499,800 - 599 Aboyne Crescent Ne, Calgary

MLS® #A2204719

\$499,800

4 Bedroom, 3.00 Bathroom, 1,103 sqft
Residential on 0.08 Acres

Abbeydale, Calgary, Alberta

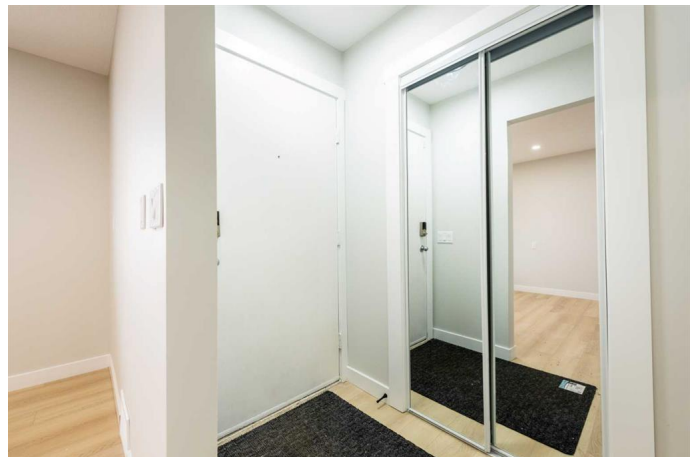
****Stunning Newly Renovated Home with
Rental Income Potential!****

Welcome to this beautifully renovated home designed for modern living, featuring elegant upgrades throughout. As you enter, you'll be greeted by a warm and inviting living area, complete with a gorgeous fireplace—perfect for cozy nights with family and friends.

The heart of the home is the brand-new kitchen, which boasts a large island, sleek quartz countertops, stylish cabinetry, and stainless steel appliances. It's a dream for home chefs and entertainers alike. The convenience of main-floor laundry and a powder room enhances the home's practicality and ease of living.

Upstairs, you'll find three generously sized bedrooms and a full bathroom, thoughtfully designed for comfort and relaxation.

The fully finished basement offers an incredible rental opportunity or an ideal space for extended family with a spacious bedroom, a full bathroom, a fully equipped second kitchen, and separate laundry facility. The private backyard and spacious deck create the perfect setting for summer barbecues or a safe, fun space for children to play. The oversized single detached garage provides secure parking and extra storage for all your seasonal gear.



Nestled in a desirable neighborhood, this home is truly a must-see. Don't miss this fantastic opportunity—call your realtor today to book a private showing!

Built in 1978

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2204719 |
| Price | \$499,800 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,103 |
| Acres | 0.08 |
| Year Built | 1978 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 599 Aboyne Crescent Ne |
| Subdivision | Abbeydale |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A 5Y7 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 1 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Kitchen Island, Quartz Counters |
| Appliances | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, |

| | |
|-----------------|----------------|
| | Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|----------------------|
| Exterior Features | Garden, Private Yard |
| Lot Description | Back Lane |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 26th, 2025 |
| Days on Market | 27 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------|
| Listing Office | Creekside Realty |
|----------------|------------------|

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