

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

MLS® #A2214366

**\$509,999**

5 Bedroom, 2.00 Bathroom, 1,062 sqft

Residential on 0.08 Acres

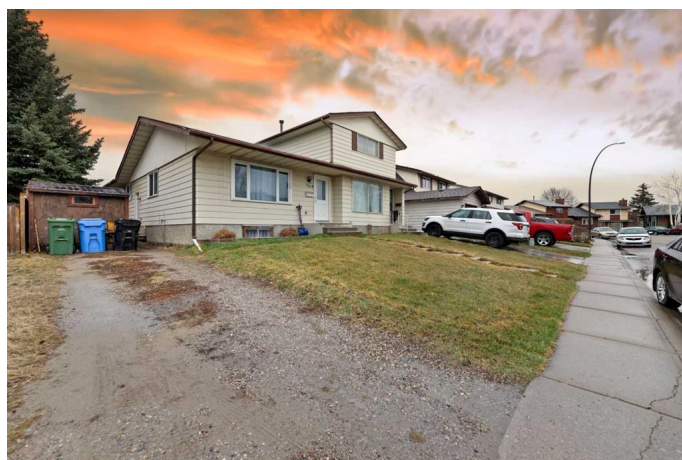
Abbeydale, Calgary, Alberta

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, Microwave Hood Fan, Refrigerator, Washer/Dryer, Built-In Range, Electric 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	1
Zoning	R-C2

## **Listing Details**

Listing Office	URBAN-REALTY.ca
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