



THE
A-TEAM

**RE/MAX
FIRST**

172 ABERFOYLE Close, Calgary T2A 6S6

MLS®#: **A2163781**

Area: **Abbeydale**

Listing Date: **09/06/24**

List Price: **\$509,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 01-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1980**

Finished Floor Area

Abv Sqft: **1,087**

Low Sqft:

Ttl Sqft: **1,087**

Lot Information

Lot Sz Ar: **3,778 sqft**

Lot Shape:

DOM

52

Layout

Beds: **4 (3 1)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Front Yard,Landscaped,Level,Rectangular Lot**

Park Feat: **Double Garage Detached,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Mid Efficiency,Natural Gas**
Sewer:
Ext Feat: **Fire Pit**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator**
Int Feat: **No Animal Home,No Smoking Home,Pantry,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`5" x 11`7"	Dining Room	Main	7`10" x 10`4"
Kitchen With Eating Area	Main	12`0" x 10`6"	Bedroom - Primary	Second	12`5" x 11`7"
Bedroom	Second	8`4" x 11`7"	Bedroom	Second	10`7" x 9`3"
Family Room	Basement	10`11" x 10`6"	Bedroom	Basement	10`3" x 8`4"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
3pc Bathroom	Basement	0`0" x 0`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8010247

Zoning:
R-C2

Remarks

Pub Rmks:

Back on market due to financing. Welcome to this beautifully renovated and move-in-ready home nestled in the charming community of Abbeydale! This property boasts a range of recent updates, including modern kitchen cabinets, elegant quartz countertops, and stylish luxury vinyl plank flooring throughout the main level. With new carpets, fresh paint, and sleek stainless steel appliances, every detail has been thoughtfully upgraded to offer contemporary comfort and style. Upon entering, you'll be welcomed by an abundance of natural light that floods the spacious combined living and dining room. The open-concept layout creates a warm and inviting atmosphere, perfect for family gatherings and entertaining. The kitchen, with its modern design and ample storage, overlooks a sunny south-facing backyard, providing a great spot for outdoor relaxation and play. A convenient 2-piece bath completes the main floor. Head upstairs to discover three generously sized bedrooms and a full bath, ideal for family living. The fully developed basement adds additional living space with the fourth bedroom, a cozy family room for movie nights, and a well-appointed 3-piece bath. The home also includes a double detached garage, providing plenty of space for vehicles and extra storage. Located close to schools, bus stops, and playgrounds, this home offers both convenience and accessibility. Enjoy easy access to major routes like 16th Avenue, 68th Street, and Stoney Trail. Don't miss out on this incredible opportunity to own a move-in-ready home with modern upgrades in a fantastic location. Call today to schedule a viewing and see for yourself all that this wonderful home has to offer before it's gone!

Inclusions:

NONE

Property Listed By:

RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









