



THE
A-TEAM

**RE/MAX
FIRST**

728 ABOYNE Way, Calgary T2A 5Z4

MLS® #: **A2173612** Area: **Abbeydale** Listing Date: **10/17/24** List Price: **\$459,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1977**

Lot Information

Lot Sz Ar: **2,497 sqft**
 Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard**
 Park Feat: **Off Street,Parking Pad**

Finished Floor Area

Abv Sqft: **1,314**
 Low Sqft:
 Ttl Sqft: **1,314**

DOM

36
Layout
 Beds: **4 (3 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Playground,Private Entrance,Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**
 Int Feat: **Open Floorplan,Quartz Counters,See Remarks,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`6" x 5`3"
4pc Bathroom	Upper	11`8" x 4`11"
Bedroom	Upper	12`1" x 9`0"
Living Room	Main	19`3" x 12`0"
Dining Room	Main	12`7" x 8`5"
Bedroom	Basement	12`0" x 10`9"
Furnace/Utility Room	Basement	8`9" x 8`8"

Room	Level	Dimensions
3pc Bathroom	Basement	10`9" x 3`7"
Bedroom - Primary	Upper	13`6" x 12`1"
Bedroom	Upper	9`5" x 8`1"
Kitchen	Main	12`1" x 6`3"
Game Room	Basement	14`10" x 14`6"
Laundry	Basement	9`11" x 7`8"

Title:
Fee Simple
Legal Desc:

Zoning:
M-CG

7810286

Remarks

Pub Rmks: **EXCELLENT OPPORTUNITY FOR FIRST-TIME HOME BUYERS! Presenting a beautiful and extensively renovated 2 Storey home in the highly sought-after community of Abbeydale. This stunning property is ideally situated near schools, parks, playgrounds, shopping centres, and public transportation, offering convenience and accessibility. The main level boasts a bright and spacious living room, a modern kitchen with an adjoining dining area, Half bathroom and an inviting atmosphere perfect for family gatherings with a front and backyard. There is also space to build a garage in the back. The upper level includes two generously sized bedrooms, a master bedroom with make-up vanity, and a full bathroom. The fully finished basement features a large family room, a full washroom, an additional bedroom, and a dedicated laundry area, providing almost 1900 sq ft of total living space ample space for relaxation and entertainment. Seize this exceptional opportunity—schedule your private viewing today by contacting your preferred realtor.**

Inclusions:
Property Listed By:

**Patio Table, Deep Freezer
TREC The Real Estate Company**

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







