



**217 Aboyne Place NE
Calgary, Alberta**

MLS # A2291308



\$379,000

Division:	Abbeydale		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	668 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Off Street, Parking Pad, Stall		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

~~ Price REDUCED ~~ 3 BEDROOMS & UPDATED KITCHEN & FULLY DEVELOPED BASEMENT & PARKING PAD & QUIET CUL-DE-SAC !!! Welcome to this CHARMING BI-LEVEL HOME ideally located on a QUIET CUL-DE-SAC just STEPS FROM A PARK and PLAYGROUND, making it a FANTASTIC OPPORTUNITY for FAMILIES, " FIRST-TIME HOME BUYERS, " or INVESTORS. This BRIGHT and WELL-MAINTAINED HOME offers 3 SPACIOUS BEDROOMS and 2 FULL BATHROOMS, along with thoughtful updates including a RENOVATED KITCHEN FEATURING NEW STAINLESS STEEL APPLIANCES, FRESH PAINT THROUGHOUT, and BEAUTIFULLY UPDATED BATHROOMS and BEDROOMS. The functional bi-level layout provides a BRIGHT MAIN LEVEL and a FULLY DEVELOPED BASEMENT, offering " ADDITIONAL LIVING SPACE " PERFECT for a family room, recreation area, home office, or guest area. Step outside to a PRIVATED DECK is IDEAL for SUMMER BBQS, overlooking a SPACIOUS BACKYARD complete with a COZY FIRE PIT and PLENTY of ROOM for kids and pets to play. The property also features a REAR PARKING PAD for CONVENIENT OFF-STREET PARKING, along with AMPLE STREET PARKING AVAILABLE DIRECTLY in front of the home. Located CLOSE to PARKS, SCHOOLS, SHOPPING, PUBLIC TRANSPORT, and MAJOR ROUTES, this home OFFERS BOTH " COMFORT and CONVENIENCE in a FAMILY-FRIENDLY NEIGHBORHOOD. An EXCELLENT OPPORTUNITY for FIRST-TIME BUYERS, GROWING FAMILIES, or INVESTORS LOOKING for a MOVE-IN READY

PROPERTY. BOOK your PRIVATE SHOWING NOW and BRING OFFERS, Before it's Gone !!!