



**72 Abberfield Court NE**  
**Calgary, Alberta**

**MLS # A2301952**



**\$368,500**

<b>Division:</b>	Abbeydale		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,455 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Assigned, Side By Side, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 526
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d30
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Stone Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Deck Awning, Downstairs Fireplace, TV Mount in Living Room, Window Coverings

Don't miss this rare opportunity to own a fully renovated townhome offering nearly 2,000 sq ft of living space. Whether you're a first-time buyer, expanding family, or need space for multi-generational living, this home delivers flexibility without the maintenance. The main floor features a bright updated layout with the kitchen opened up, creating better flow and sightlines compared to the typical U-shaped layouts in the complex. Enjoy a cozy gas fireplace (recently serviced), air conditioning for year-round comfort, brand new appliances, and a water filtration system. The fully developed basement adds even more versatility with a large bedroom, living area, and walk-in closet perfect for extended family, adult children, or guests. You'll also appreciate the spacious laundry area with additional storage. Complete with a rear deck with direct access to two parking stalls, this home is well maintained and completely move-in ready. Located close to schools, parks, shopping, and major routes. This is the kind of space that grows with you.