



GRASSROOTS
REALTY GROUP

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76 Aberfoyle Close NE
Calgary, Alberta

MLS # A2309054



\$539,900

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	896 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped, No Back Lane, Paved, Private, Rectangular Lot, See		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Separate Entrance		

Inclusions: none

Welcome to this move-in ready and fully updated top to bottom home! This beautifully renovated bi-level offers 4 bedrooms and 2 full bathrooms—2 bedrooms and a 4-piece bath on the main floor, plus 2 additional bedrooms, another full bath, and a second kitchen in the fully developed basement. Perfect for extended family living or a potential suite setup (suite subject to approval and permitting by city/municipality). The main floor kitchen features sleek quartz countertops with matching backsplash, newer cabinets, and stainless steel appliances. The basement kitchen has a modern feel to it, very efficient, with a clean white design and tiled backsplash. Major updates completed in 2022 include new windows, furnace, hot water tank, and most appliances, providing long-term peace of mind. A huge detached 2-car garage offers ample parking and storage. Situated on a quiet street, with easy access to schools, shopping, and other amenities, this turn-key home delivers both style and functionality. Contact your REALTOR® today to book your private viewing.