



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

80 Abberfield Court NE
Calgary, Alberta

MLS # A2323740



\$315,000

Division:	Abbeydale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,416 sq.ft.	Age:	1990 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Other, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Mixed, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 526
LLD:	-
Zoning:	M-CG d30
Utilities:	-

Inclusions: Metal shelving in dining room

Opportunity knocks! This spacious 3-bedroom, 3-bathroom townhouse has been lovingly maintained by its original owner and offers incredible potential for first-time buyers, investors, or those looking to create a home tailored to their own style. Featuring mostly original finishes, a cozy wood-burning fireplace with gas starter, and an unfinished basement ready for your vision, this is your chance to add value and build equity. The vacant bedrooms make viewing easy, while the fenced yard provides space for kids, pets, or outdoor entertaining. Enjoy the peace of mind that comes with a proactive condo board and a highly desirable location close to East Hills Shopping Centre, Costco, Stoney Trail, Memorial Drive, 16 Avenue, 17 Avenue, schools, parks, and transit. With quick access to downtown and major routes out of the city, this home offers exceptional convenience, generous square footage, and outstanding value. Whether you're looking for a family home, renovation project, or rental property, this one is packed with potential.