

# \$475,000 - 136 Aboyne Place Ne, Calgary

MLS® #A2235885

**\$475,000**

4 Bedroom, 2.00 Bathroom, 893 sqft

Residential on 0.11 Acres

Abbeydale, Calgary, Alberta

Fully developed basement! This charming detached home offers exceptional value with a finished basement and a spacious lot featuring a long parking padâ€”perfect for multiple vehicles. Nestled in a quiet cul-de-sac just off Stoney Trail and 16th Ave, you're minutes from Sunridge Mall, schools, shops, and scenic bike paths.

Upstairs, youâ€™ll find two bedrooms and a full bathroom, while the finished basement includes an additional bedroom and bathroomâ€”ideal for guests, extended family, or rental potential. Step outside and enjoy summer on your large deck, surrounded by mature trees and a generous backyard. It's not too late to plant your garden and make the most of the season!

Act fastâ€”this one wonâ€™t last!

Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2235885  |
| Price          | \$475,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 893       |
| Acres          | 0.11      |
| Year Built     | 1977      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bungalow    |
| Status   | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 136 Aboyne Place Ne |
| Subdivision | Abbeydale           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2A 5Z1             |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Private Yard                     |
| Lot Description   | Back Yard, Few Trees, Landscaped |
| Roof              | Asphalt Shingle                  |
| Construction      | Vinyl Siding, Wood Frame         |
| Foundation        | Poured Concrete                  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 14              |
| Zoning         | R-CG            |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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