

# \$499,800 - 599 Aboyne Crescent Ne, Calgary

MLS® #A2204719

**\$499,800**

4 Bedroom, 3.00 Bathroom, 1,103 sqft  
Residential on 0.08 Acres

Abbeydale, Calgary, Alberta

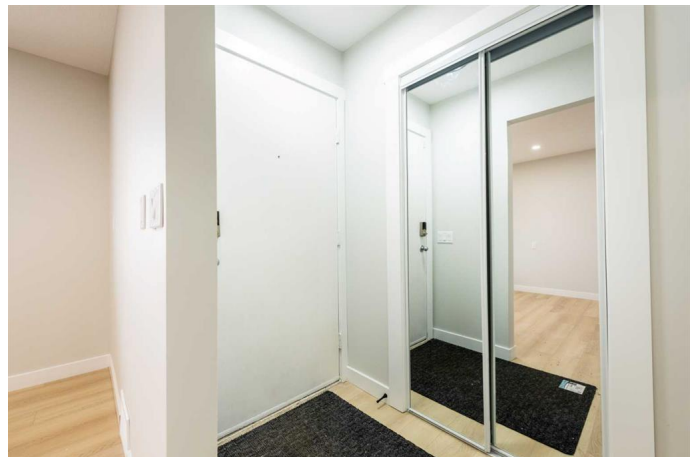
**\*\*Stunning Newly Renovated Home with  
Rental Income Potential!\*\***

Welcome to this beautifully renovated home designed for modern living, featuring elegant upgrades throughout. As you enter, you'll be greeted by a warm and inviting living area, complete with a gorgeous fireplace—perfect for cozy nights with family and friends.

The heart of the home is the brand-new kitchen, which boasts a large island, sleek quartz countertops, stylish cabinetry, and stainless steel appliances. It's a dream for home chefs and entertainers alike. The convenience of main-floor laundry and a powder room enhances the home's practicality and ease of living.

Upstairs, you'll find three generously sized bedrooms and a full bathroom, thoughtfully designed for comfort and relaxation.

The fully finished basement offers an incredible rental opportunity or an ideal space for extended family with a spacious bedroom, a full bathroom, a fully equipped second kitchen, and separate laundry facility. The private backyard and spacious deck create the perfect setting for summer barbecues or a safe, fun space for children to play. The oversized single detached garage provides secure parking and extra storage for all your seasonal gear.



Nestled in a desirable neighborhood, this home is truly a must-see. Don't miss this fantastic opportunity—call your realtor today to book a private showing!

Built in 1978

### Essential Information

MLS® #	A2204719
Price	\$499,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,103
Acres	0.08
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	599 Aboyne Crescent Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5Y7

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Kitchen Island, Quartz Counters
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

	Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	24
Zoning	R-CG

### **Listing Details**

Listing Office	Creekside Realty
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