

# \$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.

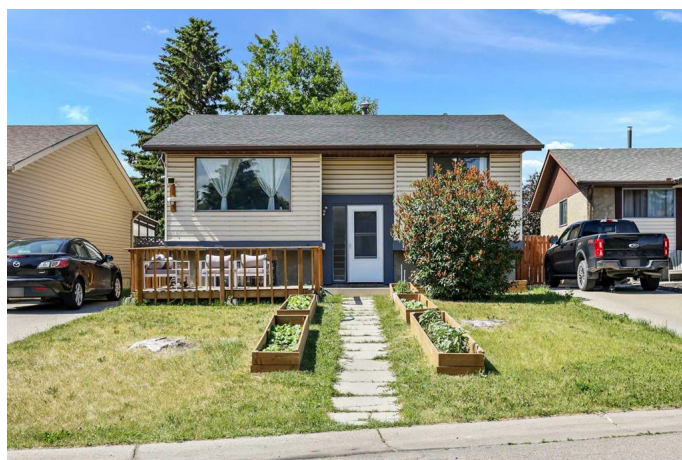
Upstairs, youâ€™ll find two bedrooms and a full bathroom, while the finished basement includes an additional bedroom and bathroomâ€”ideal for guests, extended family, or rental potential. Step outside and enjoy summer on your large deck, surrounded by mature trees and a generous backyard. It's not too 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	18
Zoning	R-CG

### Listing Details

Listing Office	Grassroots Realty Group
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