

# \$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

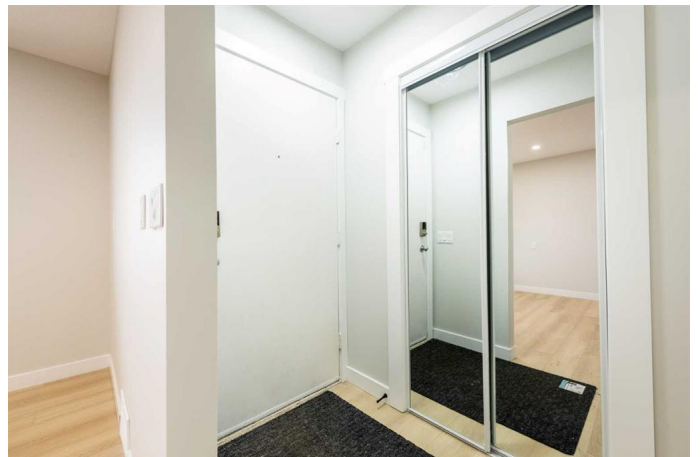
**\*\*Stunning Newly Renovated Home with  
Rental Income Potential!\*\***

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	38
Zoning	R-CG

## Listing Details

Listing Office	Creekside Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.