



**GRASSROOTS**  
REALTY GROUP

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**136 Aboyne Place NE**  
**Calgary, Alberta**

**MLS # A2231815**



**\$460,000**

<b>Division:</b>	Abbeydale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	893 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

Fully developed basement! This charming detached home offers exceptional value with a finished basement and a spacious lot featuring a long parking pad&mdash;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, you&rsquo;ll find two bedrooms and a full bathroom, while the finished basement includes an additional bedroom and bathroom&mdash;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 fast&mdash;this one won&rsquo;t last!