



GRASSROOTS
REALTY GROUP

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136 Aboyne Place NE
Calgary, Alberta

MLS # A2235885



\$479,000

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

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

Inclusions: n/a

Fully developed basement! This charming detached home offers exceptional value with a finished basement and a spacious lot featuring a long parking pad—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’ll find two bedrooms and a full bathroom, while the finished basement includes an additional bedroom and bathroom—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—this one won’t last!