



GRASSROOTS
REALTY GROUP

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56 Abberfield Court NE
Calgary, Alberta

MLS # A2247115



\$379,888

Division:	Abbeydale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,409 sq.ft.	Age:	1990 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Carport		
Lot Size:	-		
Lot Feat:	Back Lane, No Neighbours Behind		

Heating:	Central, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 500
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Vinyl Windows		

Inclusions: NONE

Welcome to Abberfield Court, IN A ABBEYDALE. a 3 BEDROOM townhome nestled on a quiet cul-de-sac, in the peaceful neighbourhood of Abbeydale. Tucked away on a quiet cul-de-sac and facing a green space, this property is ideal for families or investors alike. The inviting living room boasts laminate flooring, a large bay window & a wood burning fireplace. The kitchen has been tastefully updated with beautiful stainless steel appliances. It offers generous counter space, natural light and ample cabinetry. Adjacent to the kitchen is a cozy tiled dining area. Upstairs, you'll find 3 spacious bedrooms, including the primary bedroom which features ample closet space and large windows, & a 4 pc ensuite! 2 additional bedrooms and a 4 piece bathroom complete this level. There are two parking stalls at the back of the home and additional visitor parking for your guests. The basement offers additional space for all your recreational needs. The property offers a private & large sunny deck. Unbeatable central location, with easy access to public transit, major roadways, and many more amenities. Don't miss out on this fantastic opportunity to make this home your own!