



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**68 Abbeydale Villas NE**  
**Calgary, Alberta**

**MLS # A2274582**



**\$279,800**

<b>Division:</b>	Abbeydale		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	1991 (34 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 471
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Table, Chairs, Cabinets, Extra freezer, Coat Rack, Bed, Mattress, Side Table

Welcome to 68 Abbeydale Villas! This 2 bed, 2.5 bath townhome has incredible potential. This fixer upper offers a great layout, with two bedrooms upstairs including a primary bedroom with a 4-piece ensuite. The basement features a den that could easily serve as a third bedroom or flexible workspace. Bright natural light, a solid foundation, and a functional floor plan make this an ideal opportunity for anyone looking to renovate and add value. Off the kitchen, enjoy a private deck overlooking the backyard, perfect for relaxing or entertaining. Whether you're an investor or a buyer ready to take on a project, this home offers the chance to create a space tailored to your style in a well established community. Book your private showing today!