



GRASSROOTS
REALTY GROUP

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68 Abbeydale Villas NE
Calgary, Alberta

MLS # A2280065



\$289,900

Division:	Abbeydale		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,094 sq.ft.	Age:	1991 (35 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 590
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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Welcome to 68 Abbeydale Villas NE, a two-storey townhome located in the established community of Abbeydale. The main floor features a bright living area, dining space, and functional kitchen with a practical layout for everyday living. Upstairs offers two well-sized bedrooms, including a primary bedroom with a 4-piece ensuite, along with an additional full bathroom. The fully developed basement provides additional living space with a recreation room, den, and bathroom. Close to schools, parks, shopping, and transit. Property, appliances is sold as-is, where-is, with no representations or warranties.