



**76 Abberfield Court NE  
Calgary, Alberta**

**MLS # A2283810**

**\$354,000**



<b>Division:</b>	Abbeydale		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,308 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Assigned, Guest, Outside, Paved, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Corner Lot, No Neighbours Behind		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 526
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d30
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable Connected, Electricity Connected, Natural Gas
<b>Features:</b>	No Smoking Home		

**Inclusions:** Living room cabinets, shoe rack, tv mount, bathroom cabinet on main floor, microwave, allappliances.

Welcome home, where affordable family living meets smart investment potential. This beautifully updated corner-unit townhouse delivers 3 bedrooms upstairs with an additional bedroom in the basement, 4 bathrooms, and 1,905 sq ft of move-in-ready space. Perfect for growing families and first-time buyers ready to build equity. Settle into an established Calgary community where convenience meets accessibility. Walk to schools, parks, and playgrounds. East Hills Shopping Centre with Costco and Cineplex is minutes away for family outings. International Avenue offers diverse dining adventures, while quick access to Memorial Drive and the Trans-Canada Highway make commuting and weekend getaways effortless. The heart of this home is the expansive living room featuring a cozy wood-burning fireplace with gas starter and charming window bench - perfect for quiet moments or entertaining. The functional U-shaped kitchen flows into a separate dining area where family meals and homework happen. New luxury vinyl plank flooring throughout adds modern durability for active households. Convenient main floor laundry and half bath complete this level. Parents will love the massive primary suite with 4-piece ensuite featuring a stylish farmhouse sliding door. Two additional bedrooms provide space for kids to grow, play, and study. The refurbished 4-piece upstairs bathroom serves the family beautifully. All new doors and updated fixtures complete this level. The fully developed basement offers incredible versatility for multi-generational living. With kitchenette, bedroom, 3-piece bathroom, and recreation room, it's ideal for adult children during college years, aging parents seeking independence while staying close, teenagers wanting their own space, or out-of-town guests. The separate living area provides privacy and comfort for extended family or visitors. As an end unit,

enjoy extra windows, natural light, and a private fenced backyard where kids and pets can play safely. Community green spaces provide room to run and explore. Brand new appliances, new LVP flooring (main & upper), refurbished bathrooms, new toilets, new upper-level doors, and a proactive condo board managing your investment make this townhouse move-in ready. This is more than a house; it's where your family's story begins. Priced to sell below assessment for smart buyers ready to invest in their future.