59 Abbeydale Villas NE
Calgary, Alberta

MLS # A2294546
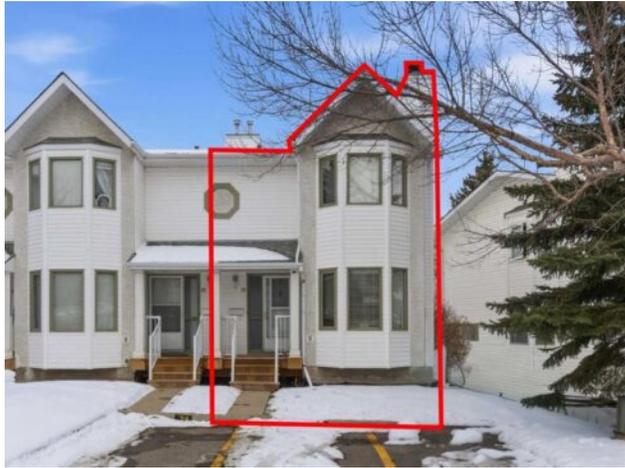
$299,900

Division:	Abbeydale
Type:	Residential/Four Plex
Style:	2 Storey

Size:	1,074 sq.ft.	**Age:**	1991 (35 yrs old)
Beds:	2	**Baths:**	2 full / 1 half
Garage:	Parking Pad, Stall		

Lot Size:	-
Lot Feat:	Back Yard, Few Trees, Landscaped

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	$ 540
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-CG d44
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions:	n/a

Welcome to this well-located end-unit townhouse in Abbeydale Villas, offering a functional layout and excellent value for both homeowners and investors. Backing onto green space, this unit enjoys added privacy, natural light, and a more open feel than many interior units in the complex, along with a west-facing deck that's perfect for afternoon sun. The main floor features a bright living and dining area with a cozy wood-burning fireplace, along with a spacious kitchen and eating nook. Upstairs you'll find two well-sized bedrooms, including a primary suite with its own ensuite. The fully developed basement adds additional living space with a large recreation area, bathroom, and storage. The property includes an assigned parking stall and is part of a professionally managed complex with convenient access to schools, parks, transit, and major routes. The home is currently tenant-occupied with a lease in place until October 31; however, the tenant has indicated a willingness to move earlier, creating flexibility for both investors and potential owner-occupiers. A great opportunity to secure an end-unit in a well-established complex at a price point that stands out in today's market.