



354 Aboyne Place NE
Calgary, Alberta

MLS # A2301013



\$399,000

Division:	Abbeydale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,202 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: NONE

Charming Family Home with Space, Functionality & Prime Location in Abbeydale Welcome to 354 Aboyne Place NE, a well-maintained and functional family home offering over 1,200 sq ft above grade, multiple living areas, and a versatile layout designed for everyday comfort. Nestled on a quiet cul-de-sac in the established community of Abbeydale, this property provides excellent value for families, first-time buyers, or investors seeking space, convenience, and long-term potential. Step inside to a bright and inviting main floor featuring a spacious living room filled with natural light from the large front window. The adjacent dining area flows seamlessly into the kitchen, offering ample cabinetry, generous counter space, and a practical layout for daily living and entertainment. Durable flooring and neutral tones create a warm, welcoming atmosphere throughout the home. Upstairs, you will find three well-sized bedrooms and a full bathroom, providing comfortable accommodation for growing families. The layout offers privacy and functionality, making it ideal for both family living and shared occupancy. The fully developed basement adds valuable living space and flexibility, featuring a large recreation room that can easily serve as a media room, home office, gym, or guest area. Additional storage and utility space enhances the home's practicality and usability. Ideal Opportunity for Investors and First-Time Home Buyers! This spacious and functional home features 4 Bedrooms and 2.5 Bathrooms, offering excellent flexibility for growing families, rental potential, or multi-generational living. Outside, the property offers a spacious yard with room for outdoor activities, gardening, or future improvements. The quiet location and family-friendly setting make this home especially appealing for long-term living. One of the standout features of this property is its convenient location, just minutes from

schools, parks, shopping, community amenities, and major transportation routes including 68 Street NE and Trans-Canada Highway, ensuring easy commuting across the city. Act now before it is too late.