



**72 Abberfield Court NE
Calgary, Alberta**

MLS # A2301952



\$368,500

Division:	Abbeydale		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,455 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Assigned, Guest, Side By Side, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 526
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: Deck Awning, Downstairs Fireplace, TV Mount in Living Room, Window Coverings

Don't miss this rare opportunity to own a fully renovated townhome offering nearly 2,000 sq ft of living space. Whether you're a first-time buyer, expanding family, or need space for multi-generational living, this home delivers flexibility without the maintenance. The main floor features a bright updated layout with the kitchen opened up, creating better flow and sightlines compared to the typical U-shaped layouts in the complex. Enjoy a cozy gas fireplace (recently serviced), air conditioning for year-round comfort, brand new appliances, and a water filtration system. The fully developed basement adds even more versatility with a large bedroom, living area, and walk-in closet perfect for extended family, adult children, or guests. You'll also appreciate the spacious laundry area with additional storage. Complete with a rear deck with direct access to two parking stalls, this home is well maintained and completely move-in ready. Located close to schools, parks, shopping, and major routes. This is the kind of space that grows with you.