

# \$549,000 - 104 Aboyne Place Ne, Calgary

MLS® #A2240900

**\$549,000**

4 Bedroom, 2.00 Bathroom, 980 sqft

Residential on 0.09 Acres

Abbeydale, Calgary, Alberta

Solid upgraded bungalow on a quiet cul-de-sac. Same owner for 30 years. Interior features smooth finished ceilings, ceiling height doors, newer stainless steel appliances, oak finishing and cabinets. Also new vinyl windows, new screen doors, and complete vinyl fencing with locking gates. Upgraded insulation: this home had the exterior stripped to the studs and styrofoam insulated. Huge 26 x 24 heated garage and also a new 100sqft shed with overhead door. Yes, this home has central A/C as well as a new hot water tank, newer furnace, and radon mitigation. Well worth viewing: 104 Aboyne Pl NE.

Built in 1979

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240900    |
| Price          | \$549,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 980         |
| Acres          | 0.09        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information



|             |                     |
|-------------|---------------------|
| Address     | 104 Aboyne Place Ne |
| Subdivision | Abbeydale           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2A 5Z1             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | See Remarks                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | Central Air                                             |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | BBQ gas line                          |
| Lot Description   | Back Lane, Landscaped, Paved, Private |
| Roof              | Asphalt Shingle                       |
| Construction      | Wood Frame                            |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 17th, 2025 |
| Days on Market | 15              |
| Zoning         | R-CG            |

### Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | Copper K Realty |
|----------------|-----------------|

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