

# \$499,900 - 599 Aboyne Crescent Ne, Calgary

MLS® #A2204719

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,103 sqft  
Residential on 0.08 Acres

Abbeydale, Calgary, Alberta

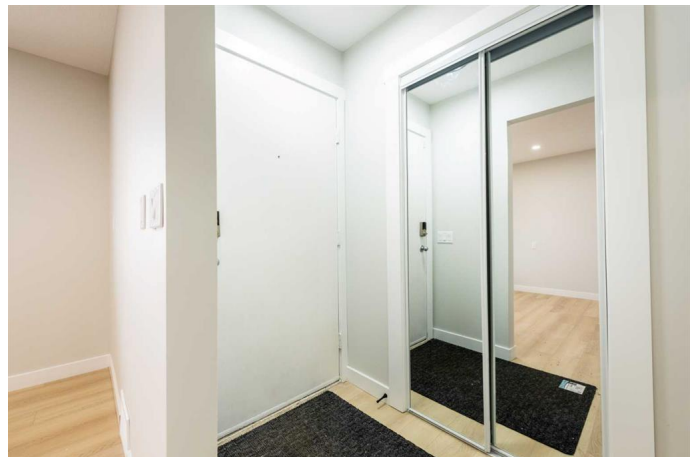
**\*\*Stunning Newly Renovated Home with  
Rental Income Potential!\*\***

Welcome to this beautifully renovated home designed for modern living, featuring elegant upgrades throughout. As you enter, you'll be greeted by a warm and inviting living area, complete with a gorgeous fireplace—perfect for cozy nights with family and friends.

The heart of the home is the brand-new kitchen, which boasts a large island, sleek quartz countertops, stylish cabinetry, and stainless steel appliances. It's a dream for home chefs and entertainers alike. The convenience of main-floor laundry and a powder room enhances the home's practicality and ease of living.

Upstairs, you'll find three generously sized bedrooms and a full bathroom, thoughtfully designed for comfort and relaxation.

The fully finished basement offers an incredible rental opportunity or an ideal space for extended family with a spacious bedroom, a full bathroom, a fully equipped second kitchen, and separate laundry facility. The private backyard and spacious deck create the perfect setting for summer barbecues or a safe, fun space for children to play. The oversized single detached garage provides secure parking and extra storage for all your seasonal gear.



Nestled in a desirable neighborhood, this home is truly a must-see. Don't miss this fantastic opportunity—call your realtor today to book a private showing!

Built in 1978

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2204719               |
| Price          | \$499,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,103                  |
| Acres          | 0.08                   |
| Year Built     | 1978                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 599 Aboyne Crescent Ne |
| Subdivision | Abbeydale              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2A 5Y7                |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, Quartz Counters                               |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, |

|                 |                |
|-----------------|----------------|
|                 | Washer/Dryer   |
| Heating         | Forced Air     |
| Cooling         | None           |
| Fireplace       | Yes            |
| # of Fireplaces | 1              |
| Fireplaces      | Electric       |
| Has Basement    | Yes            |
| Basement        | Finished, Full |

### **Exterior**

|                   |                      |
|-------------------|----------------------|
| Exterior Features | Garden, Private Yard |
| Lot Description   | Back Lane            |
| Roof              | Asphalt Shingle      |
| Construction      | Vinyl Siding         |
| Foundation        | Poured Concrete      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 9                |
| Zoning         | R-CG             |

### **Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Creekside Realty |
|----------------|------------------|

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