

# \$550,000 - 140 Aberfoyle Close Ne, Calgary

MLS® #A2204208

**\$550,000**

5 Bedroom, 2.00 Bathroom, 961 sqft

Residential on 0.12 Acres

Abbeydale, Calgary, Alberta

**INVESTOR ALERT!** This well-maintained bungalow sits on a spacious pie lot and offers incredible income potential. With FIVE bedrooms and two bathrooms, the home features two separate living spaces—one on each level. Recent updates include new siding, roof, windows, flooring, and A/C, all completed in 2022. The bright main floor has a functional layout with a tucked-away kitchen and dining area, featuring a gas stove, stylish backsplash, updated cabinetry, and plenty of cupboard space. The cozy family room has a large window, allowing for plenty of natural light, and three generously sized bedrooms with ample closet space complete the main level. The fully renovated illegal BASEMENT SUITE has all-new vinyl flooring, fresh paint, and updated trim, offering two bedrooms, a three-piece bathroom, a full kitchen, and a spacious family room. Each basement bedroom also has MASSIVE egress compliant windows! Additional features include a newer high-efficiency furnace, a newer hot water tank, a laundry room, and plenty of storage. The low-maintenance backyard boasts a beautiful deck, a fire pit area, and a storage shed, with ample parking for an RV, trailer, or up to six vehicles. Smart home features like WiFi-enabled switches add convenience. This incredible opportunity won't last—schedule your viewing today!

Built in 1981



## Essential Information

MLS® #	A2204208
Price	\$550,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	961
Acres	0.12
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	140 Aberfoyle Close Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6S6

## Amenities

Parking Spaces	6
Parking	Concrete Driveway, Off Street, Parking Pad, RV Access/Parking

## Interior

Interior Features	Built-in Features, Closet Organizers
Appliances	Central Air Conditioner, Dryer, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	None
Lot Description	Back Yard, Irregular Lot, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 3rd, 2025

Days on Market            34

Zoning                        R-CG

### **Listing Details**

Listing Office               Real Broker

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