

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

MLS® #A2204208

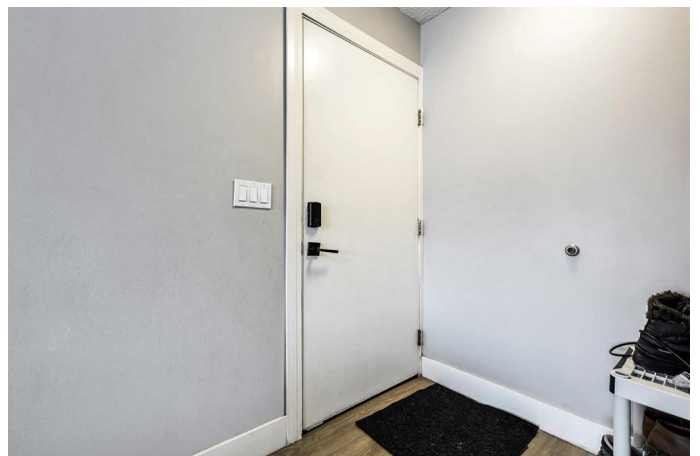
**\$550,000**

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       8

Zoning                 R-CG

### **Listing Details**

Listing Office         Real Broker

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