

**104 Aboyne Place NE  
Calgary, Alberta**

**MLS # A2240900**



# \$589,000

<b>Division:</b>	Abbeydale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	980 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Paved, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** shed

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 PI NE.