

253 Aboyne Place NE

Calgary, Alberta

MLS # A2272096



\$375,000

Division:	Abbeydale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,035 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Garden, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Granite Counters, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this beautifully redesigned 3-bedroom, 2.5-bath semi-detached home tucked away in a quiet cul-de-sac in the heart of Abbeydale. With an unbeatable location close to schools, pathways, parks, and everyday amenities, this home offers the perfect blend of comfort, convenience, and community—an ideal fit for families. Step inside to discover a bright and inviting layout that has been thoughtfully updated throughout. The main and upper floors feature a mix of modern laminate flooring and soft carpeting, complemented by newer stainless steel appliances that elevate the refreshed kitchen. Each of the three bedrooms is impressively spacious, providing plenty of room for family members, guests, or versatile work-from-home spaces. Storage is abundant throughout the home, ensuring everything has its place. The fully finished basement expands your living space with a massive recreation room—perfect for movie nights, a play area, or a home gym. This level also features a beautifully updated full bathroom, a generous laundry/utility room, and even more storage solutions. Outside, the property continues to impress. Gorgeous front and back landscaping creates inviting outdoor spaces, while the huge rear parking pad offers ample room for multiple vehicles and backs directly onto an alleyway for easy access. With wonderful neighbors and a peaceful cul-de-sac setting, you’ll love the sense of privacy and community that surrounds this home. Move-in ready and designed with family living in mind, this Abbeydale gem combines thoughtful updates with a warm, welcoming atmosphere—your next chapter starts here.