

68 Abbeydale Villas NE Calgary, Alberta

MLS # A2274582



\$269,800

Division:	Abbeydale		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,080 sq.ft.	Age:	1991 (34 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 471
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Table, Chairs, Cabinets, Extra freezer, Coat Rack, Bed, Mattress, Side Table

Welcome to 68 Abbeydale Villas! This 2 bed, 2.5 bath townhome has incredible potential. This fixer upper offers a great layout, with two bedrooms upstairs including a primary bedroom with a 4-piece ensuite. The basement features a den that could easily serve as a third bedroom or flexible workspace. Bright natural light, a solid foundation, and a functional floor plan make this an ideal opportunity for anyone looking to renovate and add value. Off the kitchen, enjoy a private deck overlooking the backyard, perfect for relaxing or entertaining. Whether you're an investor or a buyer ready to take on a project, this home offers the chance to create a space tailored to your style in a well established community. Book your private showing today!