



**68 Abbeydale Villas NE
Calgary, Alberta**

MLS # A2280065



\$289,900

Division: Abbeydale

Type: Residential/Other

Style: 2 Storey

Size: 1,094 sq.ft. **Age:** 1991 (35 yrs old)

Beds: 2 **Baths:** 2 full / 1 half

Garage: Stall

Lot Size: -

Lot Feat: See Remarks

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 590

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: M-CG d44

Foundation: Poured Concrete

Utilities: -

Features: See Remarks

Inclusions: N/A

Welcome to 68 Abbeydale Villas NE, a two-storey townhome located in the established community of Abbeydale. The main floor features a bright living area, dining space, and functional kitchen with a practical layout for everyday living. Upstairs offers two well-sized bedrooms, including a primary bedroom with a 4-piece ensuite, along with an additional full bathroom. The fully developed basement provides additional living space with a recreation room, den, and bathroom. Close to schools, parks, shopping, and transit. Property, appliances is sold as-is, where-is, with no representations or warranties.