

# \$609,900 - 76 Aberfoyle Close Ne, Calgary

MLS® #A2224043

**\$609,900**

4 Bedroom, 2.00 Bathroom, 896 sqft

Residential on 0.08 Acres

Abbeydale, Calgary, Alberta

Move-in ready and fully updated from top to bottom! This beautifully renovated bi-level offers 4 bedrooms and 2 full bathrooms—2 bedrooms and a 4-piece bath on the main floor, plus 2 additional bedrooms, another full bath, and a second kitchen in the fully developed basement. Perfect for extended family living or a potential suite setup (suite subject to approval and permitting by city/municipality).

The main floor kitchen features sleek quartz countertops with matching backsplash, newer cabinets, and stainless steel appliances. The basement kitchen has a modern feel to it, very efficient, with a clean white design and tiled backsplash. Major updates completed in 2022 include new windows, furnace, hot water tank, and most appliances, providing long-term peace of mind.

A huge detached 2-car garage offers ample parking and storage. Situated on a quiet street, with easy access to schools, shopping, and other amenities, this turn-key home delivers both style and functionality.

Contact your REALTOR® today to book your private viewing—this opportunity won't last!

Built in 1980

## Essential Information



MLS® #	A2224043
Price	\$609,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	896
Acres	0.08
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	76 Aberfoyle Close Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6S6

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	1

### Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Landscaped, Paved, Private, Rectangular Lot

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 3rd, 2025
Days on Market	36
Zoning	R-CG

**Listing Details**

Listing Office	CIR Realty
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