

# \$599,999 - 76 Aberfoyle Close Ne, Calgary

MLS® #A2224043

**\$599,999**

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).

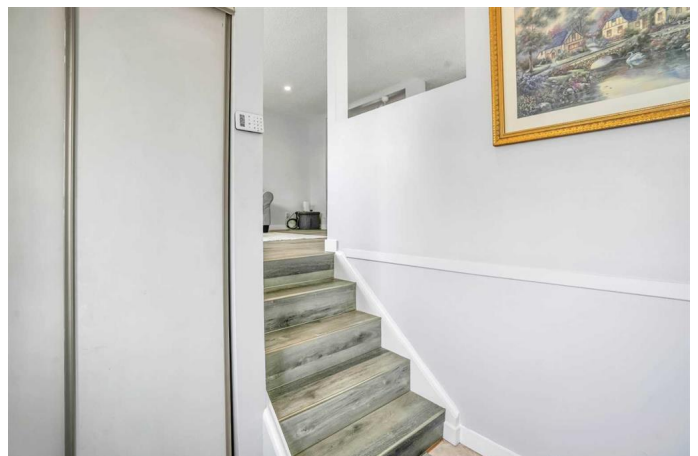
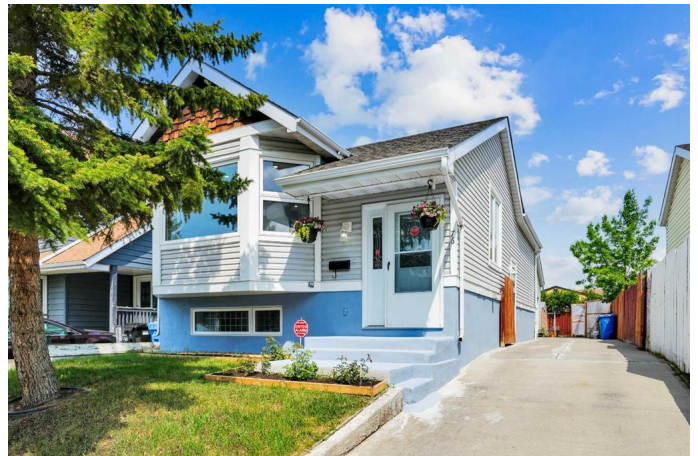
The main floor kitchen features sleek quartz countertops with matching backsplash, newer cabinets, and stainless steel appliances. The basement kitchen has a modern feel to it, very efficient, with a clean white design and tiled backsplash. Major updates completed in 2022 include new windows, furnace, 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          | \$599,999   |
| 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, Private, Rectangular Lot, Paved |

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 59             |
| Zoning         | R-CG           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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