

# \$460,000 - 136 Aboyne Place Ne, Calgary

MLS® #A2231815

**\$460,000**

4 Bedroom, 2.00 Bathroom, 893 sqft

Residential on 0.11 Acres

Abbeydale, Calgary, Alberta

Fully developed basement! This charming detached home offers exceptional value with a finished basement and a spacious lot featuring a long parking pad—perfect for multiple vehicles. Nestled in a quiet cul-de-sac just off Stoney Trail and 16th Ave, you're minutes from Sunridge Mall, schools, shops, and scenic bike paths.

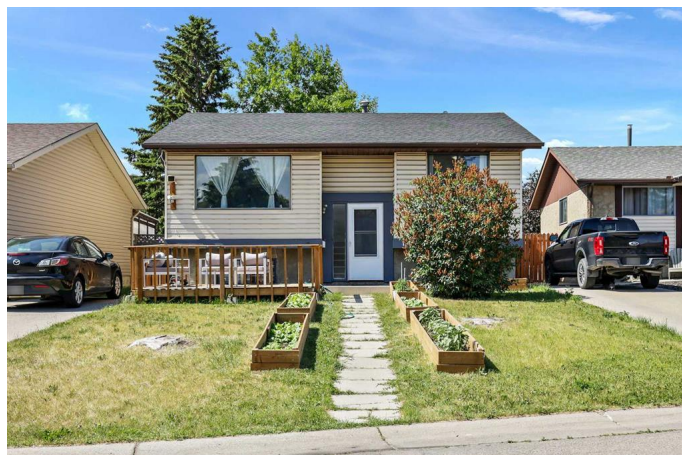
Upstairs, you'll find two bedrooms and a full bathroom, while the finished basement includes an additional bedroom and bathroom—ideal for guests, extended family, or rental potential. Step outside and enjoy summer on your large deck, surrounded by mature trees and a generous backyard. It's not too late to plant your garden and make the most of the season!

Act fast—this one won't last!

Built in 1977

## Essential Information

MLS® #	A2231815
Price	\$460,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	893
Acres	0.11
Year Built	1977



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	136 Aboyne Place Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 5Z1

### Amenities

Parking Spaces	2
Parking	Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 21st, 2025
Days on Market	9
Zoning	R-CG

### Listing Details

Listing Office	Grassroots Realty Group
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