



\$ 290,000.00

## 563 ABOYNE CRESCENT NE CALGARY

<https://paulbrinton.com>

First time home buyer/investor alert! Don't miss out! Why pay for an condo when you can own this for the same price! NO CONDO FEES! Not often does one come up like this. Welcome to this well kept 2 storied half duplex. Key features: over 1500 square feet of living...

- 4 beds
- 2 baths
- Semi Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey, Side by Side

**MLS ® #:** A1156064

**Type:** Semi Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-25 15:36:15

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 10/24/21

**Two Piece Bath:** 1

**Lot size:** 3079 sq ft

**Year built:** 1977

**Parking:** Parking Pad

## PROPERTY FEATURES

**Total Parking:** 1

**Community Features:** Park,Schools  
Nearby,Sidewalks,Street Lights,Tennis  
Court(s),Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Bar

**Roof Type:** Asphalt Shingle

**Flooring:** Laminate

**Exterior Features:** None

**District:** CAL Zone NE

**Inclusions:** None

**Lot Features:** See Remarks

**Heating Type:** Forced Air

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Levels:** Two

**Zoning:** R-C2

**List Price Square Foot:** \$ 279.65



**Title Land:** Fee Simple

**Photo Count:** 42

**Rooms Above Grade:** 6

**Unit Exposure:** E

**Construction Materials:** Aluminum Siding  
,See Remarks,Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 8.53M 28`0"

**Appliances:** Bar  
Fridge,Dishwasher,Dryer,Electric  
Oven,Microwave Hood  
Fan,Refrigerator,Washer

**Living Area SF:** 1037.00

**Subdivision Name:** Abbeydale

**Structure Type:** Duplex

**Lot Size Acres:** 0.07

**Restrictions:** None Known

