



\$ 334,900.00

## 744 ABOYNE WAY NE CALGARY

<https://paulbrinton.com>

Beautifully upgraded home in the family friendly neighborhood of Abbeydale. Includes newer windows, newer siding, newer roof, new fence, new interior doors, vinyl floors, carpet, paint, quartz counter tops, new kitchens and bathrooms, stainless steel appliances. All new lighting fixtures and trim. The large windows let in lots of sunlight...

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

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## BASIC FACTS

**Style:** Bi-Level, Side by Side

**MLS ® #:** A1159041

**Type:** Semi Detached

**Bedrooms:** 3

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-13 17:47:21

**Bathrooms:** 2

**Bedrooms Above Grade:** 2

**Date added:** 11/05/21

**Lot size:** 2800 sq ft

**Year built:** 1977

**Parking:** Off Street

## PROPERTY FEATURES

**Total Parking:** 2

**Flooring:** Carpet,Vinyl

**Community Features:** Schools  
Nearby,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Low Flow Plumbing  
Fixtures,See Remarks,Separate  
Entrance,Vinyl Windows

**Roof Type:** Asphalt Shingle

**Fireplace:** 1

**Fireplace Features:** Wood Burning

**Exterior Features:** Private Yard

**District:** CAL Zone NE

**Inclusions:** N/A

**Lot Features:** Back Lane

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full, Separate/Exterior  
Entry, Suite

**Levels:** Bi-Level



**Laundry features:** In Basement

**Transaction Type:** For Sale

**Photo Count:** 31

**Unit Exposure:** S

**Suite:** Suite - Illegal

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

**Living Area SF:** 1000.00

**Structure Type:** Duplex

**Restrictions:** None Known

**Zoning:** R-C2

**List Price Square Foot:** \$ 339.90

**Rooms Above Grade:** 5

**Construction Materials:** Vinyl Siding

**Foundation:** Poured Concrete

**Appliances:** Dishwasher,Electric  
Stove,Range Hood,Refrigerator

**Subdivision Name:** Abbeydale

**Lot Size Acres:** 0.06

