

\$550,000 - 140 Aberfoyle Close Ne, Calgary

MLS® #A2204208

\$550,000

5 Bedroom, 2.00 Bathroom, 961 sqft

Residential on 0.12 Acres

Abbeydale, Calgary, Alberta

INVESTOR ALERT! This well-maintained bungalow sits on a spacious pie lot and offers incredible income potential. With FIVE bedrooms and two bathrooms, the home features two separate living spaces—one on each level. Recent updates include new siding, roof, windows, flooring, and A/C, all completed in 2022. The bright main floor has a functional layout with a tucked-away kitchen and dining area, featuring a gas stove, stylish backsplash, updated cabinetry, and plenty of cupboard space. The cozy family room has a large window, allowing for plenty of natural light, and three generously sized bedrooms with ample closet space complete the main level. The fully renovated illegal BASEMENT SUITE has all-new vinyl flooring, fresh paint, and updated trim, offering two bedrooms, a three-piece bathroom, a full kitchen, and a spacious family room. Each basement bedroom also has MASSIVE egress compliant windows! Additional features include a newer high-efficiency furnace, a newer hot water tank, a laundry room, and plenty of storage. The low-maintenance backyard boasts a beautiful deck, a fire pit area, and a storage shed, with ample parking for an RV, trailer, or up to six vehicles. Smart home features like WiFi-enabled switches add convenience. This incredible opportunity won't last—schedule your viewing today!

Built in 1981



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2204208 |
| Price | \$550,000 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 961 |
| Acres | 0.12 |
| Year Built | 1981 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 140 Aberfoyle Close Ne |
| Subdivision | Abbeydale |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A 6S6 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 6 |
| Parking | Concrete Driveway, Off Street, Parking Pad, RV Access/Parking |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers |
| Appliances | Central Air Conditioner, Dryer, Range Hood, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Back Yard, Landscaped, No Neighbours Behind, Irregular Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |

Foundation Poured Concrete

Additional Information

Date Listed April 3rd, 2025
Days on Market 27
Zoning R-CG

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.