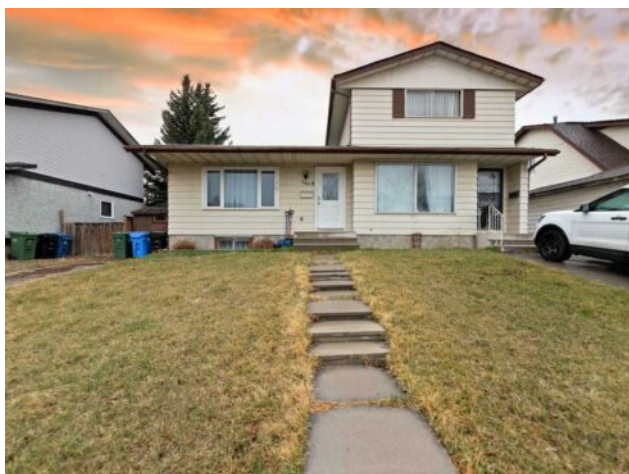


565 ABOYNE Crescent NE
Calgary, Alberta

MLS # A2214366



\$509,999

Division:	Abbeydale		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,062 sq.ft.	Age:	1977 (48 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Square Shaped Lot		

Heating: Central, Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

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

Exterior: Wood Frame, Wood Siding

Foundation: Poured Concrete

Features: Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-C2

Utilities: -

Inclusions: NONE

Fully renovated, No condo Fees, 2 Bedroom Illegal Basement suite (mortgage Helper) 1062 square feet of living space. Come into this home full of natural lights from the three large windows on the main level, three large size bedrooms, a 4piece bathroom, a stackable tucked away laundry and a modern kitchen with lots of cupboards. The illegal basement suite has a separate entrance from the side of the building to the large living area, a kitchen, two bedrooms, a separate laundry set up and a 4 piece bathroom. This home is perfect HIGH QUALITY STARTER HOME OR INVESTMENT. Currently there are two tenants in the property paying close to thirty two(\$3,200)/month and they are willing to stay when the property is sold. The Home is conveniently located in a quite street, close to schools, easy access to Walmart Superstore, Stoney Trail, Sun Ridge mall and a host of other commercial activities for life conveniences. DON'T MISS OUT ON THIS OPPORTUNITY, IT WON'T LAST.