

**68 Abbeydale Villas NE**  
**Calgary, Alberta**

**MLS # A2280065**



**\$279,900**

<b>Division:</b>	Abbeydale		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,094 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 590
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-CG d44
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to 68 Abbeydale Villas NE, a two-storey townhome located in the established community of Abbeydale. The main floor features a bright living area, dining space, and functional kitchen with a practical layout for everyday living. Upstairs offers two well-sized bedrooms, including a primary bedroom with a 4-piece ensuite, along with an additional full bathroom. The fully developed basement provides additional living space with a recreation room, den, and bathroom. Close to schools, parks, shopping, and transit. Property, appliances is sold as-is, where-is, with no representations or warranties.