

**8 Abberfield Crescent NE
Calgary, Alberta****MLS # A2251183****\$390,000**

Division:	Abbeydale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,230 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: ADT Security System no subscription

Investor alert! This home has a ton of potential and is ready to begin it's next chapter. 2 storey with 3 bedroom, 3 bath, a finished basement, and a double garage. The home has a separate side entrance which leads directly to the basement. Hot water tank - 2019, shingles 2013, furnace - 2011. The home is treed with a private yard. Located on a quiet street with easy access to all amenities. Walking distance to school and nearby playground and a block to the bus stop. Don't miss out on your opportunity to view this one is priced to sell and won't last long.