

**68 Abbeydale Villas NE
Calgary, Alberta****MLS # A2280065****\$289,900****Division:** Abbeydale**Type:** Residential/Other**Style:** 2 Storey**Size:** 1,094 sq.ft. **Age:** 1991 (35 yrs old)**Beds:** 2 **Baths:** 2 full / 1 half**Garage:** Stall**Lot Size:** -**Lot Feat:** See Remarks**Heating:** Forced Air, Natural Gas**Water:** -**Floors:** Carpet**Sewer:** -**Roof:** Asphalt Shingle**Condo Fee:** \$ 590**Basement:** Full**LLD:** -**Exterior:** Vinyl Siding**Zoning:** M-CG d44**Foundation:** Poured Concrete**Utilities:** -**Features:** 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.