120 Aboyne Place NE

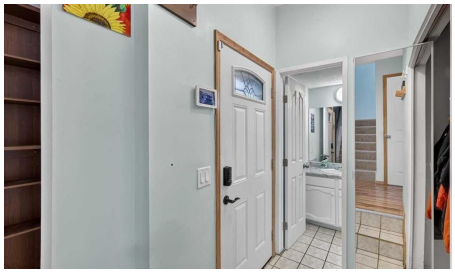
Calgary | Active | MLS® A2345191

$375,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1978**	**1,184.87 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Welcome to 120 Aboyne Place NE! A wonderful family home and a fantastic opportunity for first-time buyers, young families, or investors looking for a property that offers something increasingly hard to find in the city: a massive pie-shaped backyard backing directly onto greenspace and a playground.
Inside, this charming 2-storey semi-detached home offers over 1,100 sq. ft. above grade with a practical and comfortable layout. The main floor features a good-sized kitchen and dining area, with patio doors opening directly onto the oversized backyard, making it easy to enjoy the outdoor space throughout the warmer months. Completing the main floor of the home is a large living room for hosting friends and family, updated with manufactured hardwood flooring, and a 2 piece bathroom.
Upstairs, you'll find new carpet throughout the upper level and stairs, a spacious primary bedroom, two good-sized secondary bedrooms, and a full 4-piece bathroom. The fully developed basement adds even more usable living space with a recreation room, an additional flex room that could work perfectly as a home office, gym, hobby room, or guest space, plus a generous amount of storage and a dedicated laundry area.
Outside is where this property really stands out. The huge pie-shaped backyard opens up dramatically behind the home, offering an incredible amount of space for kids to play, pets to roam, gardening, entertaining, or creating your own future outdoor living area or firepit space. Mature trees add privacy and character, while the direct connection to greenspace and a playground creates a wonderful extension of the yard and an ideal setting for family life.
Parking for two vehicles is conveniently located right in front of the home, and the property is tucked away at the end of a quiet cul-de-sac with very little traffic. The low-maintenance landscaped front yard adds to the curb appeal, while no condo fees mean you can enjoy the benefits of home ownership without an additional monthly condo expense.
The location also offers convenient access to 16 Avenue and Stoney Trail, along with nearby schools, shopping, parks, public transportation, and everyday amenities.
With its large family-friendly layout, developed basement, new upper-level carpet, quiet cul-de-sac location, no condo fees, and exceptional pie-shaped backyard backing onto greenspace and a playground, this home offers a combination of space, value, and location that is increasingly difficult to find.
Don't miss the opportunity to make 120 Aboyne Place NE your next home and the next investment in your future.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345191
Bedrooms	3
Bathrooms	2
Year Built	1978
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,184.87 sq. ft.
Main Level Finished Area:	606.66 sq. ft.
Upper Level Finished Area:	578.21 sq. ft.
Below Grade Finished Area:	420.87 sq. ft.
Lot Area:	4,768 sq. ft.
Lot Frontage:	19'10½"
Front Exposure:	West
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	1978 (Age: 48)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7710916
Heating:	Forced Air

Basement:	Full, Finished, Drop Ceiling
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Linoleum
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Sink
City Quadrant:	Northeast
Community:	Abbeydale
Appliances:	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way
Main Floor	Living Room · 15' × 13'2" ·
Main Floor	Kitchen · 11'3" × 9' ·
Main Floor	Dining Room · 11'7" × 9' ·
Main Floor	Foyer · 3'10" × 3'8" ·
Upper Level	Bedroom - Primary · 13'2" × 10'10" ·
Upper Level	Bedroom · 9'9" × 7'11" ·

Upper Level	Bedroom · 10'6" × 8'11" ·
Basement	Game Room · 14'6" × 12'3" ·
Basement	Den · 11'5" × 8'1" ·
Basement	Furnace/Utility Room · 14'7" × 10'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Sidewalks, Street Lights
Interior Features:	Ceiling Fan(s), Recessed Lighting
Exterior Features:	Lighting, Rain Gutters
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Pie Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Sep 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/120-aboyne-place-ne-calgary-a2345191/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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