620 Aboyne Crescent NE

Calgary | Active | MLS® A2359855

$549,900









Bedrooms	Bathrooms	Year Built	Living area
6	3	1977	1,133.55 sq. ft.

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Diamond Realty & Associates Ltd

A closer look

Welcome to this fully renovated 6-bedroom, 3-bathroom 4 level split home in Abbeydale NE featuring two kitchens and a separate entrance, offering exceptional space, versatility, and functionality for growing families or multi-generational living. With a thoughtfully designed layout and extensive updates throughout, this property offers the flexibility to accommodate a variety of living arrangements. The main level features a bright and inviting living room that flows seamlessly into the dining area. The fully renovated kitchen offers ample cabinetry, storage, and workspace, creating a functional and welcoming space for everyday living and entertaining. The upper level offers generously sized bedrooms and a beautifully updated bathrooms, providing comfortable living space for the entire family. A few steps down, you'll find additional bedrooms, a spacious family room, and another renovated bathroom. The fully developed lower level further expands the home's living space, featuring additional bedrooms, a second kitchen, and a separate entrance, offering excellent flexibility for extended family or potential secondary living arrangements. Outside, enjoy a large backyard with plenty of room for children, pets, gardening, and outdoor entertaining. The long driveway provides ample off-street parking for multiple vehicles or recreational equipment. Call your favorite realtor today!

Located on a quiet crescent in the established community of Abbeydale, this home is within walking distance of schools, the community centre, parks, and shopping. Enjoy convenient access to public transit and major routes, including 16 Avenue and Stoney Trail.

With six bedrooms, three bathrooms, two kitchens, a separate entrance, and extensive renovations throughout, this property offers space, flexibility, and versatility in a well-established community. A fantastic opportunity for families or those looking for additional living space. Book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359855
Bedrooms	6
Bathrooms	3
Year Built	1977
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	4 Level Split
Total Living Area:	1,133.55 sq. ft.
Main Level Finished Area:	565.09 sq. ft.
Upper Level Finished Area:	568.46 sq. ft.
Below Grade Finished Area:	555 sq. ft.
Acreage:	No
Lot Area:	4,477 sq. ft.
Lot Frontage:	51'6 1/8 "
Front Exposure:	South
Levels:	4 Level Split
Total Rooms Above Grade:	6
Year built:	1977 (Age: 49)
Bedrooms:	6 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	3
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	7710916
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, In Hall, Laundry Room
City Quadrant:	Northeast
Community:	Abbeydale
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	Stove, refrigerator, dishwasher, washer/dryer
Restrictions:	None Known
Main Floor	Dining Room · 10'2" × 8'3" ·
Main Floor	Living Room · 19'9" × 15'2" ·
Main Floor	Kitchen · 12'5" × 10'2" ·
2nd Floor	Bedroom · 10'1" × 9'5" ·
2nd Floor	Bedroom · 10'1" × 8'7" ·
2nd Floor	Bedroom - Primary · 13'6" × 13' ·
Basement	Bedroom · 12'8" × 10'2" ·
Basement	Bedroom · 10'2" × 8'9" ·
Basement	Bedroom · 12' × 9'3" ·

Basement	Kitchen · 12'4" × 8'3" ·
Basement	Living Room · 17'3" × 15'2" ·
Title to Land:	Fee Simple
Community Features:	Other, Schools Nearby, Shopping Nearby
Interior Features:	See Remarks
Exterior Features:	Garden, Other
Patio And Porch Features:	Other
Lot Features:	Back Yard, City Lot, Cleared
Num. of Parcels:	0
Fencing:	Cross Fenced, Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-C2
Listed Date:	Nov 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/620-aboyne-crescent-ne-calgary-a2359855/

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