

\$550,000 - 4 Aberdare Place Ne, Calgary

MLS® #A2109353

\$550,000

5 Bedroom, 2.00 Bathroom, 1,060 sqft

Residential on 0.09 Acres

Abbeydale, Calgary, Alberta

Welcome to your dream home in Northeast Calgary! Located in the community of Abbeydale, this charming corner lot bungalow that has ILLEGAL BASEMENT SUITE with separate entrance is a perfect blend of comfort and functionality, offering a spacious and well-designed living experience. As you step into this lovely residence, you'll be greeted by a sprawling lot that provides ample space for outdoor activities, and the fenced yard ensures privacy and security for your family. The exterior is not only visually appealing but also practical with a detached oversized garage and parking pad, providing plenty of room for parking and storage. This home features 5 bedrooms, providing flexibility for a growing family or the perfect setup for a home office or hobby room. The two kitchens are equipped with beautiful cabinets and appliances that make cooking a joy. With a main level floor area of 1,059.9 sq. ft. and the basement measuring 819.9 sq. ft. (total finished area is 1,879.8 sq. ft.), every inch of this home has been carefully utilized to maximize functionality and comfort. The two 4-piece bathrooms add convenience to your daily routine, and the abundance of storage spaces ensures that everything has its place. No need to worry about laundry day – this home boasts not one but two laundry rooms, making chores a breeze. Entertain guests or enjoy quality family time in the huge family room at the basement, offering a versatile space for various activities. Whether you are



hosting gatherings, movie nights, or simply relaxing, this area is sure to become a favourite spot in the house. Don't miss the opportunity to make this property your own. With its prime location that is close to schools, shops, and public transit, generous features, and meticulous design, this corner lot bungalow is a true gem in the Calgary real estate market. Schedule a viewing today and envision the possibilities that await you in this wonderful home!

Built in 1981

Essential Information

MLS® #	A2109353
Price	\$550,000
Sold Price	\$570,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,060
Acres	0.09
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4 Aberdare Place Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6Y3

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated, Oversized,

Parking Pad

Interior

Interior Features	No Smoking Home, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Corner Lot, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 24th, 2024
Date Sold	March 3rd, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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