

\$499,000 - 23 Aberdare Road Ne, Calgary

MLS® #A2117674

\$499,000

4 Bedroom, 2.00 Bathroom, 1,069 sqft

Residential on 0.08 Acres

Abbeydale, Calgary, Alberta

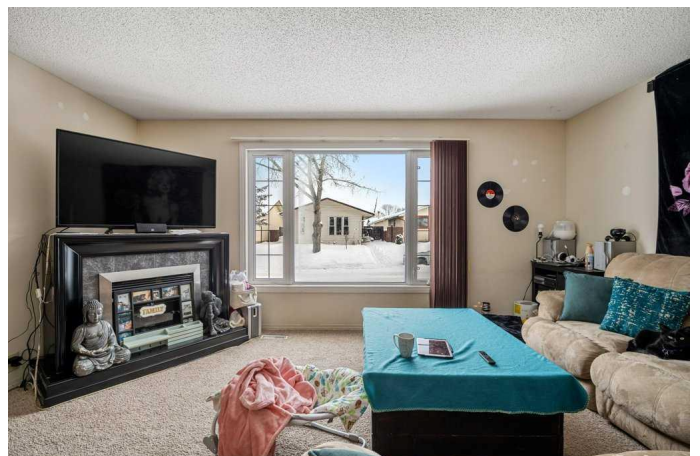
Welcome to this upgraded and legally suited bungalow in the heart of Abbeydale. With 3 bedrooms upstairs and it's own laundry, the upper suite provides everything a family needs. The large living room leads directly to a dining area big enough to seat 6. The kitchen features clean white cabinetry with additional storage around the laundry pair. Large closets in the entry and in the hallways provide good storage. The three ample bedrooms are served by a main bath that has also been smartly updated. The lower legal suite has its own entrance and laundry and boasts a large eat-in kitchen with plenty of cabinets and counter space. An equally large living room is open to the kitchen and provides lots of flexibility. The giant primary bedroom easily fits everything you need including a king-sized bed and dresser. The bathroom has a gorgeous fully tiled shower, and the entire basement has been finished with luxury vinyl plank flooring that is both attractive and durable. Rounding out this fantastic property is a double detached garage. This is an excellent addition to your rental portfolio. Tenants must be assumed.

Built in 1980

Essential Information

MLS® # A2117674

Price \$499,000



Sold Price	\$550,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,069
Acres	0.08
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	23 Aberdare Road Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6V8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear

Interior

Interior Features	Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 26th, 2024
Date Sold	April 1st, 2024
Days on Market	6
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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