

\$499,900 - 34 Aberdare Crescent Ne, Calgary

MLS® #A2135123

\$499,900

4 Bedroom, 2.00 Bathroom, 1,001 sqft

Residential on 0.09 Acres

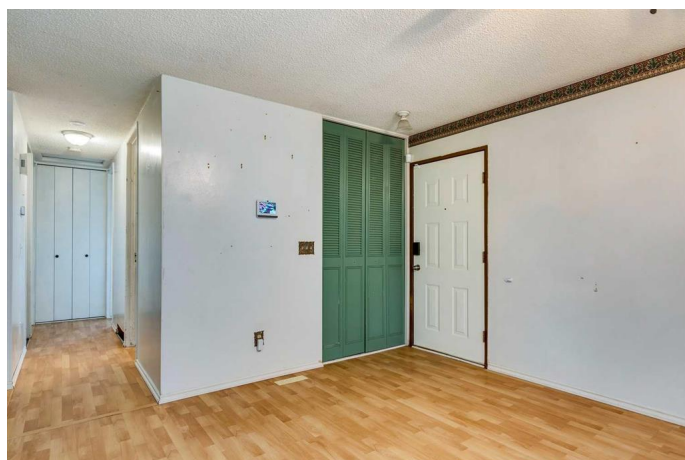
Abbeydale, Calgary, Alberta

Welcome to this great bungalow situated on a nice quiet street in Abbeydale. The upper level features 3 bedrooms and its own laundry facilities, perfect for a family. A generously sized living room is right off the kitchen and dining room making it a breeze to entertain. Great closets in the entryway and hallways for ample storage. The three spacious bedrooms share an main bathroom. The lower level has its own entrance and laundry amenities,. There is large living room, kitchen and 4 piece bathroom . The primary bedroom is roomy enough for a king-sized bed and dresser. The seller has also installed CENTRAL AIR CONDITIONING, TANKLESS WATER HEATER, AND HIGH EFFICIENCY FURNACE! This property is easy to switch back to a traditional layout as well. To top it off, there is a double HEATED detached garage, making it a valuable asset to your rental portfolio. Ready for a quick possession!

Built in 1981

Essential Information

MLS® #	A2135123
Price	\$499,900
Sold Price	\$473,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,001



Acres	0.09
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	34 Aberdare Crescent Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6V7

Amenities

Parking Spaces	4
Parking	Double Garage Detached

Interior

Interior Features	Bar, Separate Entrance, Tankless Hot Water
Appliances	Central Air Conditioner, Dryer, Electric Stove, Refrigerator, Washer, Washer/Dryer, Window Coverings
Heating	High Efficiency, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Front Yard, Treed
Roof	Asphalt
Construction	Aluminum Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2024
Date Sold	July 16th, 2024
Days on Market	53
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office Coldwell Banker Mountain Central

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