

# \$500,000 - 11 Aberdare Way Ne, Calgary

MLS® #A2167899

**\$500,000**

3 Bedroom, 2.00 Bathroom, 889 sqft

Residential on 0.08 Acres

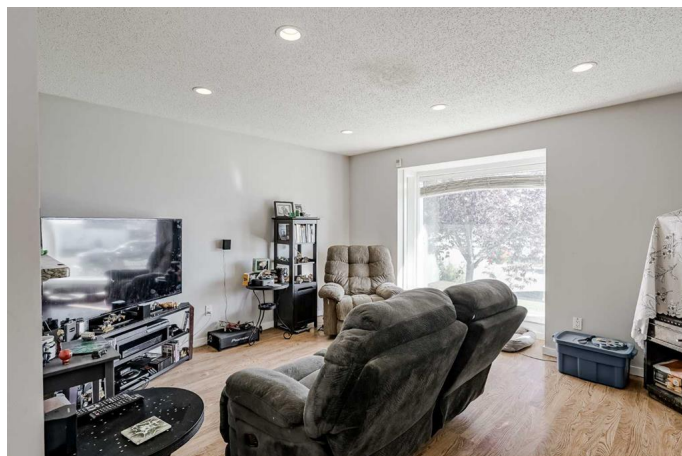
Abbeydale, Calgary, Alberta

Welcome to your charming Abbeydale bungalow! This gem is in a prime location, offering the perfect blend of cozy comfort and smart investment potential. The main floor features a bright living room, a spacious kitchen with ample cabinets and counter space, and a convenient built-in pantry that also has a stacked washer and dryer hidden within. Beautiful laminate flooring throughout most of the home, two inviting bedrooms, and a 4-piece bath, this home is move-in ready. But there's more! The fully developed basement boasts a Legal Suite with its own full kitchen, living room, bedroom, 4-piece bath, laundry area, and private side entrance – perfect for rental income or extended family. The double detached garage comes complete with a unique rooftop patio, ideal for soaking up the sun or entertaining guests. With schools nearby, shopping just a short drive away, and quick access to Stoney Trail, this home is perfect for living up, renting down, or making a smart investment in your future. Don't miss out on this opportunity!

Built in 1980

## Essential Information

MLS® #	A2167899
Price	\$500,000
Sold Price	\$495,000
Bedrooms	3



Bathrooms	2.00
Full Baths	2
Square Footage	889
Acres	0.08
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### **Community Information**

Address	11 Aberdare Way Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6T6

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear, On Street

### **Interior**

Interior Features	Built-in Features, Separate Entrance
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      October 3rd, 2024  
Date Sold                        October 18th, 2024  
Days on Market                15  
Zoning                            R-C2  
HOA Fees                        0.00

**Listing Details**

Listing Office                    eXp Realty

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