

\$499,900 - 91 Aberdare Road Ne, Calgary

MLS® #A2254807

\$499,900

4 Bedroom, 3.00 Bathroom, 1,205 sqft

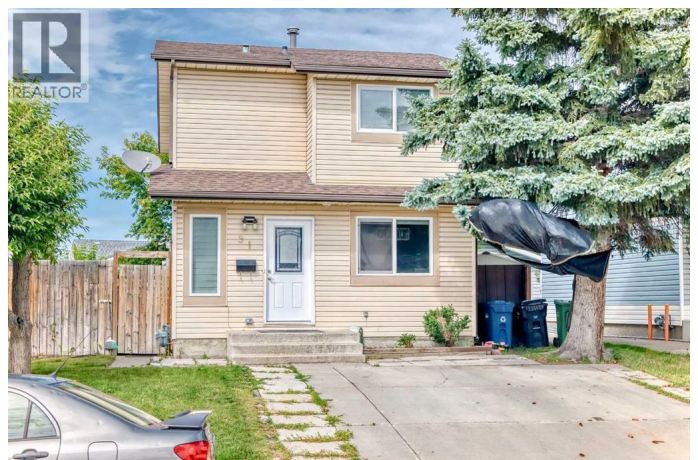
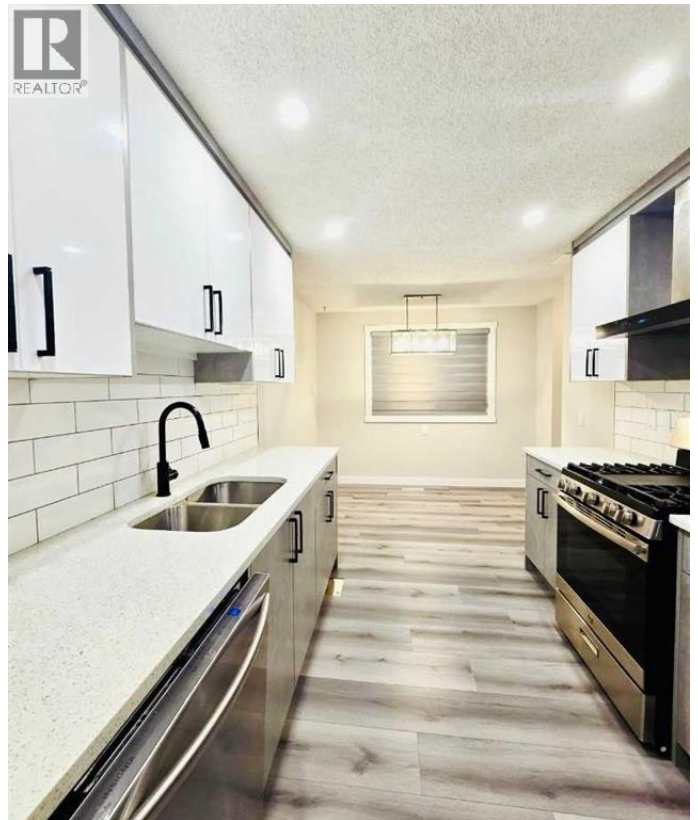
Single Family on 0.10 Acres

Abbeydale, Calgary, Alberta

Here is an opportunity to own a fully renovated, Income Property, live up and rent down, 2 Story Home in the desired community of Abbeydale with the lowest price point but loaded with huge upgrades. Enjoy a huge backyard – no need to send the kids to a playground – and a spacious deck perfect for summer barbecues. There's a front drive pad for two cars along with ample street parking. Now let's go inside. On the main floor, you'll find a 2-piece washroom, high-end black stackable front-load washer and dryer, and a living and dining area enhanced with pot lights and zebra blinds on brand new windows. The kitchen cabinets feature two-tone colors with closet organizers, quartz countertops in both kitchen and bathrooms, and Kohler faucets. The kitchen comes with stainless steel appliances, including a French door double refrigerator with water dispenser, gas stove, and vinyl plank flooring throughout the level. The upper floor has 3 bedrooms, a 4-piece bathroom, and high-end carpet throughout. The basement has a separate entrance, with a bedroom, living area, kitchen, dining space, laundry, and a 4-piece bathroom. Located close to schools, major roadways, parks, shopping – you name it. Thanks for showing and enjoy! Directions: (id:6289)

Built in 1980

Essential Information



Listing #	A2254807
Price	\$499,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,205
Acres	0.10
Year Built	1980
Type	Single Family
Sub-Type	Freehold

Community Information

Address	91 Aberdare Road Ne
Subdivision	Abbeydale
City	Calgary
Province	Alberta
Postal Code	T2A6V8

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Other, Parking Pad

Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave Range Hood Combo, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Wood siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office

Real Estate Professionals Inc.



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