

\$499,900 - 82 Aberdare Road Ne, Calgary

MLS® #A2226833

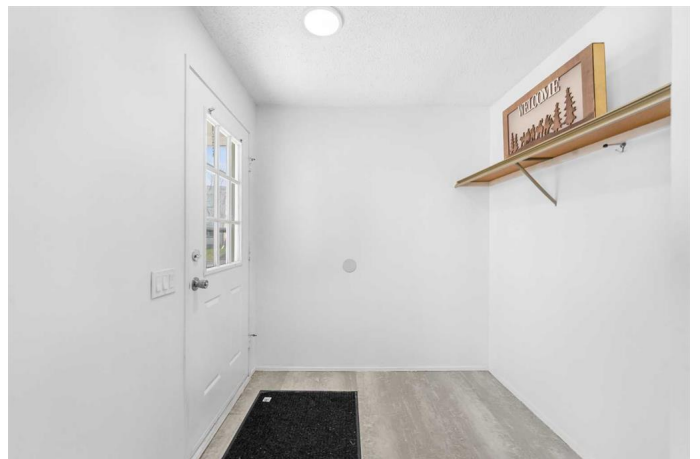
\$499,900

5 Bedroom, 2.00 Bathroom, 1,085 sqft

Residential on 0.09 Acres

Abbeydale, Calgary, Alberta

Corner Lot | Move-In Ready | Bed Basement Suite(illegal) | Bungalow | Total of 5 Beds & 2 Baths Throughout | Incredible Living Space | Open Floor Plan | Large Windows | Great Natural Light | Main Level Stainless Steel Appliances | Sizeable Bedrooms | Separate Entrance to Basement Suite(illegal) | Shared Basement Laundry | Open Floor Plan Basement Living Space | Spacious Fully Fenced Backyard | Brick Patio | Incredible Frontage | Ample Parking | Superb Location | Minutes from the CBE Abbeydale School. Welcome to this incredible family home located in the heart of Abbeydale. This bungalow boasts 2,030 SqFt throughout the main and basement level with 3 beds on the main level and 2 beds in the basement suite(illegal). This home is situated on a large corner lot with a massive backyard, a rear lane and ample street parking. The main level opens to a front foyer with closet storage and views into the bright & large front living room. The open floor plan living and dining rooms are spacious and make this a great home to host friends and family. The kitchen is outfitted with stainless steel appliances, a honeycomb tile backsplash, laminate countertops and ample cabinet storage. The 3 bedrooms on this level are all sizeable and share the main 4pc bath with a tub/shower combo. Downstairs, the 2 bedroom basement suite(illegal) has a separate side entry. At the base of the stairs is both a shared laundry area for the home and a foyer before the



secure access to the basement. The open floor plan basement kitchen and rec room allow for both living and dining. The 2 basement bedrooms are a great size and share the 3pc bath with a walk-in shower and vanity with storage. Outside is a massive backyard that has a brick patio for outdoor dining and a great space for summer entertainment. The home is a 5 minute walk to the CBE Abbeydale School and all amenities are close by. Hurry and book a showing at this incredible family home today!

Built in 1981

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2226833 |
| Price | \$499,900 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,085 |
| Acres | 0.09 |
| Year Built | 1981 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 82 Aberdare Road Ne |
| Subdivision | Abbeydale |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A 6W1 |

Amenities

| | |
|----------------|------------|
| Parking Spaces | 2 |
| Parking | Off Street |

Interior

| | |
|-------------------|--|
| Interior Features | Laminate Counters, Open Floorplan, Recessed Lighting, Separate Entrance, Storage |
| Appliances | Dryer, Electric Range, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard, Lighting, Rain Gutters |
| Lot Description | Back Lane, Back Yard, Corner Lot, Lawn, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 3rd, 2025 |
| Days on Market | 5 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX Crown |
|----------------|--------------|

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