# \$489,900 - 91 Aberdare Road Ne, Calgary

MLS® #A2239368

#### \$489,900

4 Bedroom, 3.00 Bathroom, 1,205 sqft Residential on 0.10 Acres

Abbeydale, Calgary, Alberta

Here is an opportunity to own a fully renovated, beautifully 2 Story Home in the desired community of Abbeydale with the lowest price point but loaded with huge upgrades. Live up and rent down â€" already have tenants in place paying \$1,100 a month. You can keep them or they can leave with the owner on possession â€" that's how nice they are! Enjoy a huge backyard â€" no need to send the kids to a playground â€" 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 â€" you name it. Thanks for showing and enjoy! Directions:



Built in 1980

### **Essential Information**

MLS® #	A2239368
Price	\$489,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,205
Acres	0.10
Year Built	1980
Туре	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## **Community Information**

Address	91 Aberdare Road Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6V8

## Amenities

Parking Spaces	2
Parking	Driveway, Off Street

### Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Quartz		
	Counters, Separate Entrance, Storage, Vinyl Windows		
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator,		
	Washer, Washer/Dryer Stacked		
Heating	Forced Air, Natural Gas		
Cooling	None		
Has Basement	Yes		
Basement	Exterior Entry, Finished, Full		

### Exterior

Exterior Features	Other, Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

#### **Additional Information**

Date Listed	July 12th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office Real Estate Professionals Inc.

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