

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

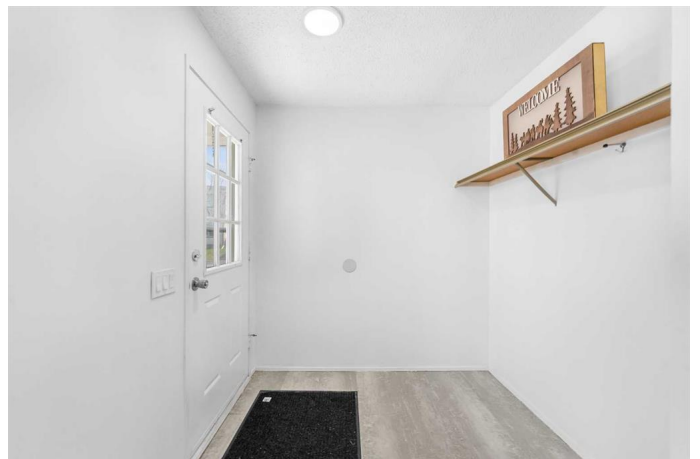
MLS® #A2226833

\$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, Storage, Separate Entrance |
| Appliances | Dryer, Electric Range, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|---------------------------------------------------------|
| Exterior Features | Lighting, Private Yard, 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 | 13 |
| Zoning | R-CG |

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.