



GRASSROOTS
REALTY GROUP

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420 Aberdeen Road SE
Calgary, Alberta

MLS # A2214320



\$725,000

Division:	Acadia		
Type:	Residential/House		
Style:	Bungalow		
Size:	936 sq.ft.	Age:	1960 (65 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Landscaped, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Pantry, Storage		

Inclusions: Gazebo, Garage Heater, TV Wall Mount, Electronic Door Locks, Murphy Bed, security cameras and door bell unmonitored just uses an app.

Welcome to 420 Aberdeen Road, a charming and well-maintained, bungalow, nestled in the heart of Calgary's vibrant Acadia community. Step inside this 935 SqFt, air-conditioned gem to a bright and open main floor featuring luxury vinyl flooring, large, updated vinyl windows, and a cozy living area that flows seamlessly into the updated kitchen. The kitchen boasts stainless steel appliances, matching wood panelled refrigerator, updated solid surface countertops and ample cabinetry, making it a chef's delight. The main level also includes 3 generously sized bedrooms, a renovated 4-piece bathroom with contemporary fixtures. The fully finished lower level is a separate illegal suite with 2-beds, one 4-piece bath, open kitchen & living area, enhancing this home's investment appeal. Outside, enjoy the west-facing backyard with a beautiful mixture of fully fenced and landscaped yard, spacious stamped concrete patio, hot tub, gazebo, and a huge 29'x25' double detached garage with in-floor heat, forced air heat, epoxy flooring, 2 skylights & sink...the works! The lot also features alley access and RV parking. Located just minutes from Southcentre Mall, Chinook Centre, and Deerfoot Trail, this home offers unbeatable access to shopping, dining and major roadways. Acadia's family-friendly vibe shines with nearby parks, schools and the Acadia Recreation Complex. This home is a perfect blend of classic character and modern updates, ideal for families, professionals, or investors. With a 200 amp electrical service no over head wires this home has upgrades galore.