



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

37 Aberdare Crescent NE
Calgary, Alberta

MLS # A2217681



\$549,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Abbeydale | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,085 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Off Street, Parking Pad, RV Access/Parking, RV Gated | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | See Remarks | | |

| | | | |
|--------------------|------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | See Remarks, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Suite | LLD: | - |
| Exterior: | Concrete, Vinyl Siding | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: N/A

Imagine owning a fully renovated home with a LEGAL SECONDARY SUITE – a smart move for your finances and your lifestyle! Live comfortably upstairs and let your downstairs tenants help significantly with your mortgage. This property is nestled in a peaceful Abbeydale neighborhood, perfect for families. Walk your kids to Abbeydale Elementary School in just 5 minutes, then enjoy the Abbeydale outdoor rink and baseball diamond right next door. The community hub is steps away, featuring a local pub and the Abbeydale Community Association. Plus, you'll find daily conveniences like 7/11, various restaurants, and a church close by, with a local biking trail to explore. Both the upstairs and basement tenants will appreciate the convenience of their own dedicated laundry. You'll also have peace of mind knowing the furnace was replaced in 2024, and the water tank is fairly new, replaced around 2018. This home truly offers comfort, convenience, and financial savvy all in one package.