



GRASSROOTS
REALTY GROUP

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83 Aberdare Road NE
Calgary, Alberta

MLS # A2220367



\$510,000

Division:	Abbeydale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,224 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad, RV Access/Parking, See Remarks		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: none

GREAT VALUE | Prime Location | \$60K in Renovations | Massive Pie-Shaped Lot Prepare to be impressed by this beautifully renovated detached two-storey home that sits on a massive pie-shaped lot in the Heart of Abbeydale! With Spending over \$60K in upgrades, including BRAND NEW APPLIANCES, NEW LVP FLOORING and fresh paint, offering both space and style. The main floor features a sleek, modern kitchen with open-concept living areas, in-suite laundry, and contemporary finishes throughout. Upstairs, you'll find three spacious bedrooms and a tastefully updated bathroom with a clean, modern design. Step outside to a huge backyard backing onto green space, complete with dedicated RV parking—perfect for your trailer or camper. With quick access to the TransCanada Highway, Genesis Centre, public transit, schools, and shopping, this move-in-ready home offers unbeatable convenience and comfort in a well-established neighbourhood. Don't miss your chance to own this standout property in Abbeydale!