



GRASSROOTS
REALTY GROUP

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30 Aberdare Road NE
Calgary, Alberta

MLS # A2224515



\$514,900

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,123 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

| CORNER LOT | 5 BEDS | 2.5 BATHS | SINGLE DETACHED GARAGE | SEPARATE ENTRANCE | Located on a corner lot in the community of Abbeydale, this bungalow offers 5 bedrooms, 2.5 bathrooms, and a functional layout. Natural light flows through the windows, creating a bright and welcoming atmosphere as you enter. The main living area connects seamlessly to the kitchen and formal dining space. The main floor features three good-sized bedrooms, including a primary with its own 2-piece ensuite. A 4-piece bathroom completes this level. The basement includes a spacious second living area, two additional bedrooms, and a 3-piece bathroom. A separate side entrance adds extra convenience. Enjoy the backyard and patio, along with a single detached garage for parking or storage. Conveniently located close to schools, parks, shopping, and more!