



GRASSROOTS
REALTY GROUP

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

51 Aberdare Road NE
Calgary, Alberta

MLS # A2238922



\$499,900

Division:	Abbeydale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,238 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Driveway, Off Street, On Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Irregular Lot, Landscaped, Low M		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

Very affordable! Very well maintained! Welcome to this lovely 2 storey home in a quiet street in Abbeydale. It offer a spacious open concept and functional lay-out. Backing onto a beautiful green space. Huge backyard, fully finished basement. Recently renovated kitchen, freshly painted from upper floor to basement. Close to public transport, playgrounds, schools, parks, shopping and other amenities. Easy access to 52 St, LRT, downtown, Stoney Trail!