



GRASSROOTS
REALTY GROUP

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91 Aberdare Road NE
Calgary, Alberta

MLS # A2239368



\$489,900

Division:	Abbeydale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,205 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Vinyl Windows		

Inclusions: None

Here is an opportunity to own a fully renovated, beautifully 2 Story Home in the desired community of Abbeydale with the lowest price point but loaded with huge upgrades. Live up and rent down — already have tenants in place paying \$1,100 a month. You can keep them or they can leave with the owner on possession — that’s how nice they are! Enjoy a huge backyard — no need to send the kids to a playground — and a spacious deck perfect for summer barbecues. There's a front drive pad for two cars along with ample street parking. Now let’s go inside. On the main floor, you’ll find a 2-piece washroom, high-end black stackable front-load washer and dryer, and a living and dining area enhanced with pot lights and zebra blinds on brand new windows. The kitchen cabinets feature two-tone colors with closet organizers, quartz countertops in both kitchen and bathrooms, and Kohler faucets. The kitchen comes with stainless steel appliances, including a French door double refrigerator with water dispenser, gas stove, and vinyl plank flooring throughout the level. The upper floor has 3 bedrooms, a 4-piece bathroom, and high-end carpet throughout. The basement has a separate entrance, with a bedroom, living area, kitchen, dining space, laundry, and a 4-piece bathroom. Located close to schools, major roadways, parks, shopping — you name it. Thanks for showing and enjoy! Directions: