



GRASSROOTS
REALTY GROUP

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58 Aberdare Way NE
Calgary, Alberta

MLS # A2240569



\$569,000

Division:	Abbeydale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,240 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Separate Entrance		

Inclusions: In Basement Electric stove, refrigerator and washer/dryer

Located in the established community of Abbeydale, this FULLY RENOVATED two-storey home offers a fantastic opportunity in a convenient location. Renovation includes new windows and doors, New PEX plumbing, New flooring, new water tank, new stainless steel appliances, interconnected smoke alarms, new deck and what not. The roof was replaced last year and High efficiency furnace was replaced recently. The main floor features an open concept, a living room with big window that allows ample of natural light, a dedicated spacious dining area, a functional kitchen with a moveable island and a convenient two-piece bathroom. Upstairs, you'll find three bedrooms, including the primary bedroom, laundry and a four-piece bathroom. Illegal basement suite with separate entrance. Basement consists of a family room, bedroom, kitchen, three-piece bathroom and a separate laundry area with ample storage. Outside, the long driveway accommodates multiple vehicles, a brand new deck and the generous yard offers potential for various future possibilities. Just steps away from schools, playgrounds and transit with shopping only a short drive away. This property provides easy access to everyday amenities. This home is ready for new owners.