



**GRASSROOTS**  
REALTY GROUP

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**79 Aberdare Road NE**  
**Calgary, Alberta**

**MLS # A2276120**



**\$409,000**

<b>Division:</b>	Abbeydale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,239 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Gravel Driveway, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, No Neighbours Behind, Sloped Down		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home		

**Inclusions:** None

Welcome to this great home, full of potential and perfect for new owners or contractors looking for your next flip! Situated in the mature and well established neighborhood of Abbeydale in the NE of Calgary. 3 bedrooms on the second floor and a partially finished basement with washer, dryer, high efficiency furnace and upgraded water tank. The main floor is great for hosting and has a kitchen with a large east facing window that gets morning sun to start your days warm and bright. Upstairs is comfortably spaced while the basement is open for the potential of future gaming space or home office. A spacious back yard, that is an empty canvas; ready and perfect for starting a garden, having space for kids to play or a pet to enjoy! This home is close to bike paths and has no homes or neighbors behind. Close to schools, Malborough Mall, and strip malls with grocery, entertainment and professional services for plenty of convenience. Easy access to memorial Drive, 16th Avenue, and the Ring Road as well as the #49, 42, 67, 68 and 127 Bus routes; making transportation simple and easy. Come see this vacant property today and make this your new home!