



GRASSROOTS
REALTY GROUP

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14 Aberdare Crescent NE
Calgary, Alberta

MLS # A2294881



\$524,990

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,055 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Storage		

Inclusions: N/A

Fully renovated from top to bottom, modern finishes, clean lines, and a true move-in ready feel throughout. Sitting on a premium corner lot, you’ll notice the difference right away with added privacy, extra yard space, and natural light pouring in from every angle. Upstairs offers 3 generously sized bedrooms and 1 full bathroom, designed for both comfort and function. The layout flows effortlessly, making everyday living feel easy and elevated. Downstairs, the fully developed illegal basement suite with its own separate entrance opens the door to endless possibilities—whether it’s rental income, extended family, or a private guest space. Location-wise, it checks every box. You’re just minutes from schools, public transportation, and shopping, making daily routines simple and convenient. It’s the perfect blend of style, flexibility, and smart investment—all wrapped into one standout property.