



GRASSROOTS
REALTY GROUP

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**61 Aberdare Crescent NE
Calgary, Alberta**

MLS # A2208386



\$535,000

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bungalow		
Size:	963 sq.ft.	Age:	1980 (45 yrs old)
Beds:	6	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Dishwasher x2, Dryer x2, Electric Stove x2, Refrigerator x2, Washer x2

| 6 BEDS | 3 BATHS | LEGAL SUITE | Convenient Location! | Welcome home! This 6-bedroom, 3-bathroom bungalow is located in the community of Abbeydale and offers a functional layout with vinyl plank flooring throughout. The main floor features a bright living room that flows into an open kitchen with updated cabinets and a stylish backsplash. You'll also find three good-sized bedrooms and a 4-piece bathroom on this level. Downstairs, the legal basement suite has its own separate entrance, complete with a living area, full kitchen, laundry, and three more good-sized bedrooms. One of the bedrooms features a private 3-piece ensuite, and there's an additional 4-piece bathroom to complete the space. Outside, enjoy the large backyard with plenty of space for whatever you have in mind. Conveniently located close to parks, schools, shopping, transit, and more. Don't miss your chance to view it—call your favourite agent today!