

# \$499,900 - 51 Aberdare Road Ne, Calgary

MLS® #A2238922

**\$499,900**

4 Bedroom, 2.00 Bathroom, 1,238 sqft

Residential on 0.10 Acres

Abbeydale, Calgary, Alberta

Very affordable! Very well maintained!

Welcome to this lovely 2 storey home in a quiet street in Abbeydale. It offer a spacious open concept and functional lay-out. Backing onto a beautiful green space. Huge backyard, fully finished basement. Recently renovated kitchen, freshly painted from upper floor to basement. Close to public transport, playgrounds, schools, parks, shopping and other amenities. Easy access to 52 St, LRT, downtown, Stoney Trail!

Built in 1980

## Essential Information

MLS® # A2238922

Price \$499,900

Bedrooms 4

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,238

Acres 0.10

Year Built 1980

Type Residential

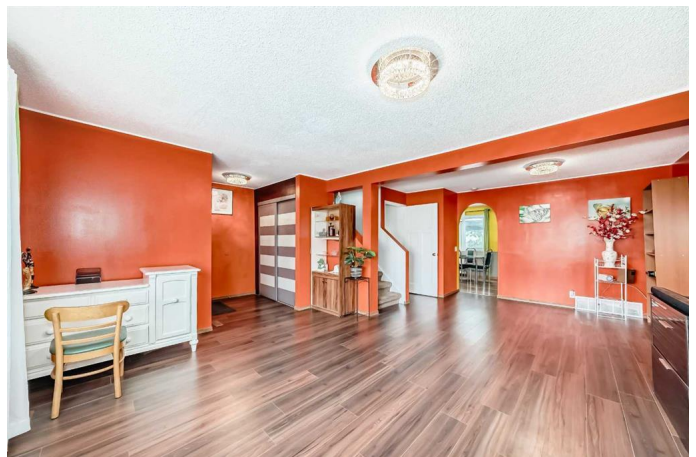
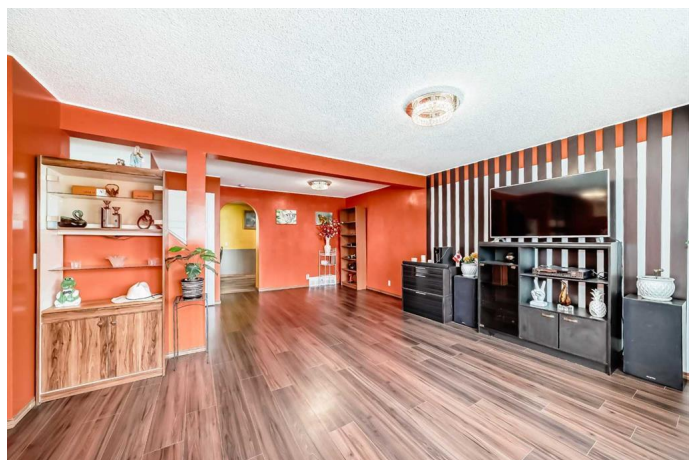
Sub-Type Detached

Style 2 Storey

Status Active

## Community Information

Address 51 Aberdare Road Ne



|             |           |
|-------------|-----------|
| Subdivision | Abbeydale |
| City        | Calgary   |
| County      | Calgary   |
| Province    | Alberta   |
| Postal Code | T2A 6V8   |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Parking Spaces | 2                                            |
| Parking        | Driveway, Off Street, On Street, Parking Pad |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan                     |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Fireplaces        | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

### Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                                                              |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Irregular Lot, Landscaped, Low Maintenance Landscape, Many Trees, Private |
| Roof              | Asphalt Shingle                                                                                                    |
| Construction      | Vinyl Siding, Wood Frame                                                                                           |
| Foundation        | Poured Concrete                                                                                                    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 1               |
| Zoning         | R-CG            |

### Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.