$499,900 - 82 Aberdare Road Ne, Calgary

MLS® #A2226833
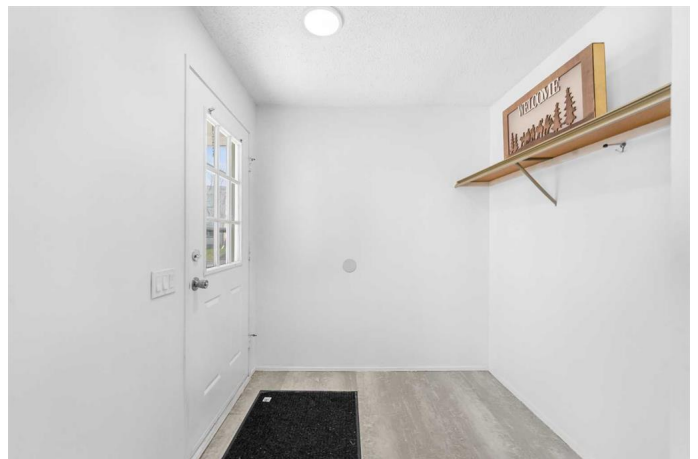
$499,900

5 Bedroom, 2.00 Bathroom, 1,085 sqft
Residential on 0.09 Acres

Abbeydale, Calgary, Alberta

Corner Lot | Move-In Ready | Bed Basement Suite(illegal) | Bungalow | Total of 5 Beds & 2 Baths Throughout | Incredible Living Space | Open Floor Plan | Large Windows | Great Natural Light | Main Level Stainless Steel Appliances | Sizeable Bedrooms | Separate Entrance to Basement Suite(illegal) | Shared Basement Laundry | Open Floor Plan Basement Living Space | Spacious Fully Fenced Backyard | Brick Patio | Incredible Frontage | Ample Parking | Superb Location | Minutes from the CBE Abbeydale School. Welcome to this incredible family home located in the heart of Abbeydale. This bungalow boasts 2,030 SqFt throughout the main and basement level with 3 beds on the main level and 2 beds in the basement suite(illegal). This home is situated on a large corner lot with a massive backyard, a rear lane and ample street parking. The main level opens to a front foyer with closet storage and views into the bright & large front living room. The open floor plan living and dining rooms are spacious and make this a great home to host friends and family. The kitchen is outfitted with stainless steel appliances, a honeycomb tile backsplash, laminate countertops and ample cabinet storage. The 3 bedrooms on this level are all sizeable and share the main 4pc bath with a tub/shower combo. Downstairs, the 2 bedroom basement suite(illegal) has a separate side entry. At the base of the stairs is both a shared laundry area for the home and a foyer before the

secure access to the basement. The open floor plan basement kitchen and rec room allow for both living and dining. The 2 basement bedrooms are a great size and share the 3pc bath with a walk-in shower and vanity with storage. Outside is a massive backyard that has a brick patio for outdoor dining and a great space for summer entertainment. The home is a 5 minute walk to the CBE Abbeydale School and all amenities are close by. Hurry and book a showing at this incredible family home today!

Built in 1981

Essential Information

MLS® #	A2226833
Price	$499,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,085
Acres	0.09
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	82 Aberdare Road Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6W1

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Laminate Counters, Open Floorplan, Recessed Lighting, Storage, Separate Entrance
Appliances	Dryer, Electric Range, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Corner Lot, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 3rd, 2025
Days on Market	14
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Crown