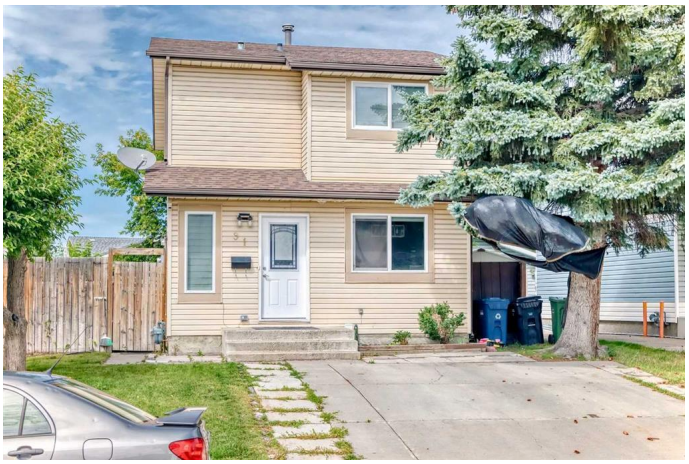
$489,900 - 91 Aberdare Road Ne, Calgary

MLS® #A2239368

$489,900
4 Bedroom, 3.00 Bathroom, 1,205 sqft
Residential on 0.10 Acres

Abbeydale, Calgary, Alberta



Here is an opportunity to own a fully renovated, beautifully 2 Story Home in the desired community of Abbeydale with the lowest price point but loaded with huge upgrades. Live up and rent down â€” already have tenants in place paying $1,100 a month. You can keep them or they can leave with the owner on possession â€” thatâ€™s how nice they are! Enjoy a huge backyard â€” no need to send the kids to a playground â€” and a spacious deck perfect for summer barbecues. There's a front drive pad for two cars along with ample street parking. Now letâ€™s go inside. On the main floor, youâ€™ll find a 2-piece washroom, high-end black stackable front-load washer and dryer, and a living and dining area enhanced with pot lights and zebra blinds on brand new windows. The kitchen cabinets feature two-tone colors with closet organizers, quartz countertops in both kitchen and bathrooms, and Kohler faucets. The kitchen comes with stainless steel appliances, including a French door double refrigerator with water dispenser, gas stove, and vinyl plank flooring throughout the level. The upper floor has 3 bedrooms, a 4-piece bathroom, and high-end carpet throughout. The basement has a separate entrance, with a bedroom, living area, kitchen, dining space, laundry, and a 4-piece bathroom. Located close to schools, major roadways, parks, shopping â€” you name it. Thanks for showing and enjoy!
Directions:

Built in 1980

Essential Information

MLS® #	A2239368
Price	$489,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,205
Acres	0.10
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	91 Aberdare Road Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6V8

Amenities

Parking Spaces	2
Parking	Driveway, Off Street

Interior

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 12th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.

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