

# \$409,900 - 58 Aberdare Way Ne, Calgary

MLS® #A2203178

**\$409,900**

3 Bedroom, 3.00 Bathroom, 1,240 sqft  
Residential on 0.10 Acres

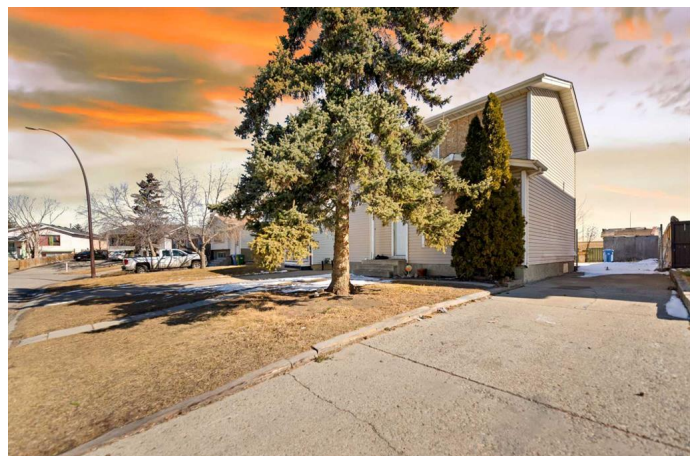
Abbeydale, Calgary, Alberta

Located in the established community of Abbeydale, this two-storey home offers a fantastic opportunity in a convenient location. Just steps from schools, playgrounds, and transit, with shopping only a short drive away, this property provides easy access to everyday amenities. The main floor features a spacious living room, a dedicated dining area, a functional kitchen, and a convenient two-piece bathroom. Upstairs, you'll find three bedrooms, including the primary, along with a four-piece bathroom equipped with a walk-in bathtub. The developed basement extends the living space with a family room, an additional three-piece bathroom, and a laundry area with ample storage. Outside, the long driveway accommodates multiple vehicles, and the generous yard offers potential for various future possibilities. This home is ready for new owners to bring their vision to life and make it their own.

Built in 1980

## Essential Information

MLS® #	A2203178
Price	\$409,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,240



Acres	0.10
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	58 Aberdare Way Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6V5

### **Amenities**

Parking Spaces	3
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Laminate Counters
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 18th, 2025
Days on Market	16
Zoning	R-CG

### **Listing Details**

Listing Office

TREC The Real Estate Company

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