

# \$525,000 - 30 Aberdare Road Ne, Calgary

MLS® #A2224515

**\$525,000**

5 Bedroom, 3.00 Bathroom, 1,123 sqft

Residential on 0.09 Acres

Abbeydale, Calgary, Alberta

| CORNER LOT | 5 BEDS | 2.5 BATHS | SINGLE DETACHED GARAGE | SEPARATE ENTRANCE | Located on a corner lot in the community of Abbeydale, this bungalow offers 5 bedrooms, 2.5 bathrooms, and a functional layout. Natural light flows through the windows, creating a bright and welcoming atmosphere as you enter. The main living area connects seamlessly to the kitchen and formal dining space. The main floor features three good-sized bedrooms, including a primary with its own 2-piece ensuite. A 4-piece bathroom completes this level. The basement includes a spacious second living area, two additional bedrooms, and a 3-piece bathroom. A separate side entrance adds extra convenience. Enjoy the backyard and patio, along with a single detached garage for parking or storage. Conveniently located close to schools, parks, shopping, and more!

Built in 1980

## Essential Information

MLS® #	A2224515
Price	\$525,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,123
Acres	0.09



Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	30 Aberdare Road Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6V9

### **Amenities**

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 30th, 2025
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Days on Market	45
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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