

# \$510,000 - 83 Aberdare Road Ne, Calgary

MLS® #A2220367

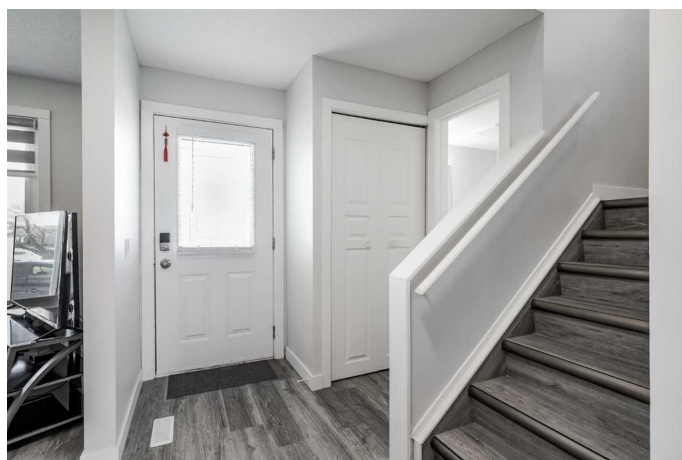
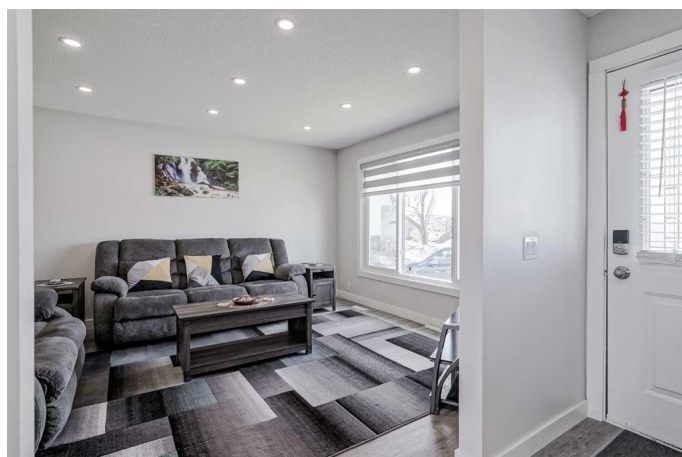
**\$510,000**

3 Bedroom, 2.00 Bathroom, 1,224 sqft

Residential on 0.15 Acres

Abbeydale, Calgary, Alberta

GREAT VALUE | Prime Location | \$60K in Renovations | Massive Pie-Shaped Lot  
Prepare to be impressed by this beautifully renovated detached two-storey home that sits on a massive pie-shaped lot in the Heart of Abbeydale! With Spending over \$60K in upgrades, including BRAND NEW APPLIANCES, NEW LVP FLOORING and fresh paint, offering both space and style. The main floor features a sleek, modern kitchen with open-concept living areas, in-suite laundry, and contemporary finishes throughout. Upstairs, youâ€™™ll find three spacious bedrooms and a tastefully updated bathroom with a clean, modern design. Step outside to a huge backyard backing onto green space, complete with dedicated RV parkingâ€™™perfect for your trailer or camper. With quick access to the TransCanada Highway, Genesis Centre, public transit, schools, and shopping, this move-in-ready home offers unbeatable convenience and comfort in a well-established neighbourhood. Donâ€™™t miss your chance to own this standout property in Abbeydale!



Built in 1980

## Essential Information

MLS® # A2220367

Price \$510,000

Bedrooms 3

Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,224
Acres	0.15
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	83 Aberdare Road Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A6V8

### Amenities

Parking Spaces	2
Parking	Parking Pad, See Remarks, RV Access/Parking

### Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Back Yard, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 29th, 2025
Days on Market	88
Zoning	R-C2

### **Listing Details**

Listing Office	eXp Realty
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