

# \$489,900 - 91 Aberdare Road Ne, Calgary

MLS® #A2239368

**\$489,900**

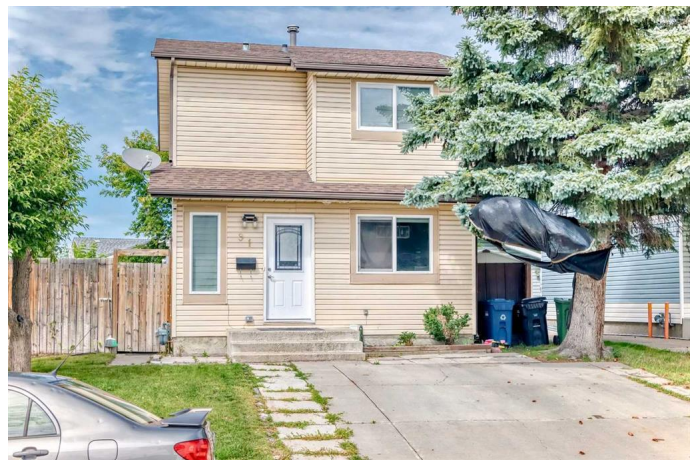
4 Bedroom, 3.00 Bathroom, 1,205 sqft

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	2
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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