

# \$569,000 - 58 Aberdare Way Ne, Calgary

MLS® #A2240569

**\$569,000**

4 Bedroom, 3.00 Bathroom, 1,240 sqft

Residential on 0.10 Acres

Abbeydale, Calgary, Alberta

Located in the established community of Abbeydale, this FULLY RENOVATED two-storey home offers a fantastic opportunity in a convenient location. Renovation includes new windows and doors, New PEX plumbing, New flooring, new water tank, new stainless steel appliances, interconnected smoke alarms, new deck and what not. The roof was replaced last year and High efficiency furnace was replaced recently. The main floor features an open concept, a living room with big window that allows ample of natural light, a dedicated spacious dining area, a functional kitchen with a moveable island and a convenient two-piece bathroom. Upstairs, youâ€™ll find three bedrooms, including the primary bedroom, laundry and a four-piece bathroom. Illegal basement suite with separate entrance. Basement consists of a family room, bedroom, kitchen, three-piece bathroom and a separate laundry area with ample storage. Outside, the long driveway accommodates multiple vehicles, a brand new deck and the generous yard offers potential for various future possibilities. Just steps away from schools, playgrounds and transit with shopping only a short drive away. This property provides easy access to everyday amenities. This home is ready for new owners.

Built in 1980

## Essential Information



MLS® #	A2240569
Price	\$569,000
Bedrooms	4
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	T2A6V5

### **Amenities**

Parking Spaces	3
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Granite Counters, Separate Entrance
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Front Yard, Irregular Lot, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  July 16th, 2025

Days on Market            11

Zoning                        R-CG

### **Listing Details**

Listing Office                TREC The Real Estate Company

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