

\$423,000 - 45 Aberdare Way Ne, Calgary

MLS® #A2217719

\$423,000

3 Bedroom, 2.00 Bathroom, 883 sqft

Residential on 0.08 Acres

Abbeydale, Calgary, Alberta

| 3 BEDS | 2 BATHS | SINGLE DETACHED GARAGE | Side Entrance | Convenient Location | Located in the community of Abbeydale, this 3-bedroom, 2-bathroom bungalow offers a functional layout in a great location. The main floor features a bright living room that opens to the kitchen, with a dining area just off to the side. Two good-sized bedrooms and a 4-piece bathroom complete this level. A separate side entrance provides access to both the main floor and basement. Downstairs, you'll find a large flex room that can be used as a second living area or recreation space, along with a third bedroom and a 3-piece bathroom. The property also includes a single detached garage and a backyard. Close to schools, parks, shopping, transit, and more. Contact your favourite agent to schedule a showing today!

Built in 1980

Essential Information

MLS® #	A2217719
Price	\$423,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	883
Acres	0.08
Year Built	1980



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	45 Aberdare Way Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6T6

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Electric Stove, Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

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

Additional Information

Date Listed	May 5th, 2025
Days on Market	1
Zoning	R-CG

Listing Details

Listing Office

eXp Realty

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