$485,000 - 48 Aberdare Way Ne, Calgary

MLS® #A2252838

$485,000
3 Bedroom, 2.00 Bathroom, 1,272 sqft
Residential on 0.09 Acres

Abbeydale, Calgary, Alberta

Beautifully updated 2 storey home on a quiet street backing onto a greenbelt & bike path. From the moment you arrive you will appreciate the work put into this home. The main floor features a renovated kitchen with quartz counter tops, stainless steel appliance, custom cabinets with a built in pantry & lots built in storage space. The kitchen leads into the spacious dining area & living room with great views out into the private backyard. An updated half bath and a separate entrance complete the main floor. The upper level has 2 large kids rooms, a master suite and updated 4 pc bathroom. The lower level is fully developed with a flex room/office, a spacious rec room or media room and lots of additional storage in the laundry/mechanical room & also under the stairs. This home has seem many recent updates including, roof, windows, hot water tank, paint, flooring, lighting, bathrooms, kitchen, appliances, exterior doors to name a few. All this on a fully fenced and landscaped yard with an oversized paved driveway with room for 5 vehicles or RV parking, new front walkway, huge wrap around deck perfect for summer entertaining and a wonderful, fruit bearing apple tree. The backyard faces East with no neighbors behind and is backing onto greenbelt & bike paths. Close to major shopping areas, schools, parks & playground. A lovely home ready for it's new family to move in and enjoy! Call your favorite Realtor to book a viewing!!

Built in 1980

Essential Information

MLS® #	A2252838
Price	$485,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,272
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	48 Aberdare Way Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6V5

Amenities

Parking Spaces	4
Parking	Driveway, Parking Pad, RV Access/Parking, Asphalt

Interior

Interior Features	Closet Organizers, Granite Counters, Separate Entrance, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot, Fruit Trees/Shrub(s), Greenbelt
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 30th, 2025
Days on Market	19
Zoning	R-CG

Listing Details

Listing Office	Charles

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