

# \$474,900 - 48 Aberdare Way Ne, Calgary

MLS® #A2252838

**\$474,900**

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 seen 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          | \$474,900   |
| 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        | RV Access/Parking, Asphalt, Driveway, Parking Pad |

## Interior

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

## Exterior

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

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 37                |
| Zoning         | R-CG              |

### **Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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