

# \$535,000 - 61 Aberdare Crescent Ne, Calgary

MLS® #A2208386

**\$535,000**

6 Bedroom, 3.00 Bathroom, 963 sqft

Residential on 0.08 Acres

Abbeydale, Calgary, Alberta

| 6 BEDS | 3 BATHS | LEGAL SUITE |  
Convenient Location! | Welcome home! This 6-bedroom, 3-bathroom bungalow is located in the community of Abbeydale and offers a functional layout with vinyl plank flooring throughout. The main floor features a bright living room that flows into an open kitchen with updated cabinets and a stylish backsplash. You'll also find three good-sized bedrooms and a 4-piece bathroom on this level. Downstairs, the legal basement suite has its own separate entrance, complete with a living area, full kitchen, laundry, and three more good-sized bedrooms. One of the bedrooms features a private 3-piece ensuite, and there's an additional 4-piece bathroom to complete the space. Outside, enjoy the large backyard with plenty of space for whatever you have in mind. Conveniently located close to parks, schools, shopping, transit, and more. Don't miss your chance to view it—call your favourite agent today!

Built in 1980

## Essential Information

MLS® #	A2208386
Price	\$535,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	963



Acres	0.08
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	61 Aberdare Crescent Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6T5

### Amenities

Parking Spaces	1
Parking	Off Street, Parking Pad

### Interior

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

### Exterior

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

### Additional Information

Date Listed	May 11th, 2025
Days on Market	50
Zoning	R-CG

### Listing Details

Listing Office

eXp Realty

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