

# \$510,000 - 83 Aberdare Road Ne, Calgary

MLS® #A2220367

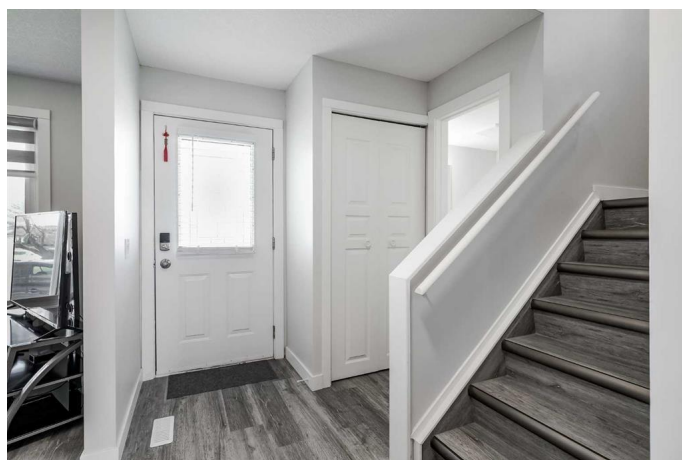
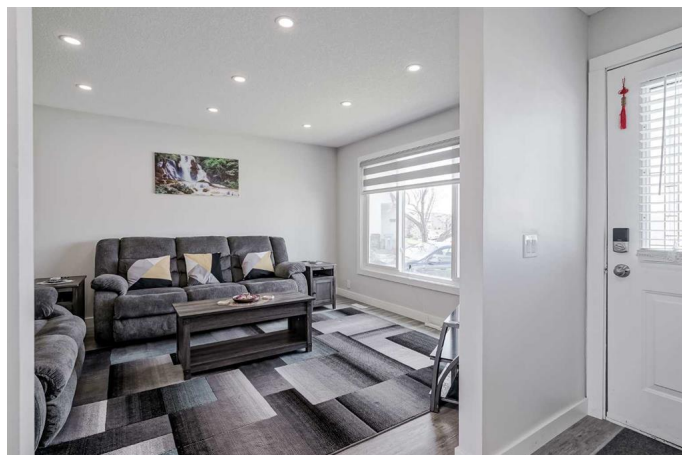
**\$510,000**

3 Bedroom, 2.00 Bathroom, 1,224 sqft

Residential on 0.15 Acres

Abbeydale, Calgary, Alberta

GREAT VALUE | Prime Location | \$60K in Renovations | Massive Pie-Shaped Lot  
Prepare to be impressed by this beautifully renovated detached two-storey home that sits on a massive pie-shaped lot in the Heart of Abbeydale! With Spending over \$60K in upgrades, including BRAND NEW APPLIANCES, NEW LVP FLOORING and fresh paint, offering both space and style. The main floor features a sleek, modern kitchen with open-concept living areas, in-suite laundry, and contemporary finishes throughout. Upstairs, you'll find three spacious bedrooms and a tastefully updated bathroom with a clean, modern design. Step outside to a huge backyard backing onto green space, complete with dedicated RV parking—perfect for your trailer or camper. With quick access to the TransCanada Highway, Genesis Centre, public transit, schools, and shopping, this move-in-ready home offers unbeatable convenience and comfort in a well-established neighbourhood. Don't miss your chance to own this standout property in Abbeydale!



Built in 1980

## Essential Information

MLS® # A2220367

Price \$510,000

Bedrooms 3

Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,224
Acres	0.15
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	83 Aberdare Road Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A6V8

### Amenities

Parking Spaces	2
Parking	Parking Pad, See Remarks, RV Access/Parking

### Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

### Additional Information

Date Listed	May 29th, 2025
Days on Market	91
Zoning	R-C2

**Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.