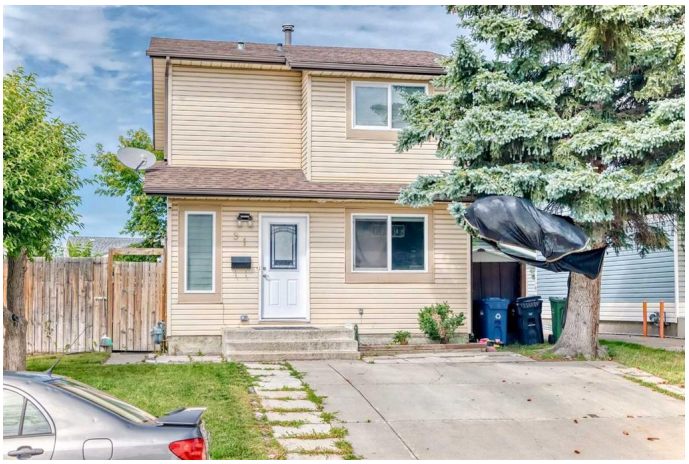
$499,900 - 91 Aberdare Road Ne, Calgary

MLS® #A2254807

$499,900
4 Bedroom, 3.00 Bathroom, 1,205 sqft
Residential on 0.10 Acres



Abbeydale, Calgary, Alberta

Relisted with Vacant Possession, here is an opportunity to own a fully renovated, Income Property, live up and rent down, 2 Story Home in the desired community of Abbeydale with the lowest price point but loaded with huge upgrades. Enjoy a huge backyard â€” no need to send the kids to a playground â€” and a spacious deck perfect for summer barbecues. There's a front drive pad for two cars along with ample street parking. Now letâ€™s go inside. On the main floor, youâ€™ll find a 2-piece washroom, high-end black stackable front-load washer and dryer, and a living and dining area enhanced with pot lights and zebra blinds on brand new windows. The kitchen cabinets feature two-tone colors with closet organizers, quartz countertops in both kitchen and bathrooms, and Kohler faucets. The kitchen comes with stainless steel appliances, including a French door double refrigerator with water dispenser, gas stove, and vinyl plank flooring throughout the level. The upper floor has 3 bedrooms, a 4-piece bathroom, and high-end carpet throughout. The basement has a separate entrance, with a bedroom, living area, kitchen, dining space, laundry, and a 4-piece bathroom. Located close to schools, major roadways, parks, shopping â€” you name it. Thanks for showing and enjoy! Directions:

Built in 1980

Essential Information

MLS® #	A2254807
Price	$499,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,205
Acres	0.10
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	91 Aberdare Road Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6V8

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot
Roof	Asphalt Shingle

Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 6th, 2025
Days on Market	47
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.

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