



34 Aberdare Crescent Calgary Alberta

\$499,900

Welcome to this great bungalow situated on a nice quiet street in Abbeydale. The upper level features 3 bedrooms and its own laundry facilities, perfect for a family. A generously sized living room is right off the kitchen and dining room making it a breeze to entertain. Great closets in the entryway and hallways for ample storage. The three spacious bedrooms share an main bathroom. The lower level has its own entrance and laundry amenities,. There is large living room, kitchen and 4 piece bathroom . The primary bedroom is roomy enough for a king-sized bed and dresser. The seller has also installed CENTRAL AIR CONDITIONING, TANKLESS WATER HEATER, AND HIGH EFFICIENCY FURNACE! This property is easy to switch back to a traditional layout as well. To top it off, there is a double HEATED detached garage, making it a valuable asset to your rental portfolio. Ready for a quick possession! (id:6769)

Bedroom 12.00 Ft x 11.00 Ft

Storage 10.50 Ft x 8.00 Ft

Other 10.50 Ft x 6.50 Ft

Recreational, Games room 23.00 Ft x 15.00 Ft

4pc Bathroom 7.50 Ft x 5.50 Ft

Kitchen 11.50 Ft x 9.00 Ft

Dining room 12.00 Ft x 9.00 Ft

Living room 18.00 Ft x 11.50 Ft

Primary Bedroom 11.00 Ft x 10.00 Ft

Bedroom 10.00 Ft x 10.00 Ft

Bedroom 10.50 Ft x 8.00 Ft

4pc Bathroom 7.50 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:

Coldwell Banker Mountain Central



See

Mirror

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