



# 11 Aberdare Way Calgary Alberta

\$500,000

Welcome to your charming Abbeydale bungalow! This gem is in a prime location, offering the perfect blend of cozy comfort and smart investment potential. The main floor features a bright living room, a spacious kitchen with ample cabinets and counter space, and a convenient built-in pantry that also has a stacked washer and dryer hidden within. Beautiful laminate flooring throughout most of the home, two inviting bedrooms, and a 4-piece bath, this home is move-in ready. But there's more! The fully developed basement boasts a Legal Suite with its own full kitchen, living room, bedroom, 4-piece bath, laundry area, and private side entrance - perfect for rental income or extended family. The double detached garage comes complete with a unique rooftop patio, ideal for soaking up the sun or entertaining guests. With schools nearby, shopping just a short drive away, and quick access to Stoney Trail, this home is perfect for living up, renting down, or making a smart investment in your future. Don't miss out on this opportunity! (id:6769)

Living room 14.58 Ft x 10.50 Ft

Kitchen 13.33 Ft x 6.58 Ft

Bedroom 12.58 Ft x 13.08 Ft

4pc Bathroom Measurements not available

Living room 12.67 Ft x 14.42 Ft

Kitchen 9.08 Ft x 8.83 Ft

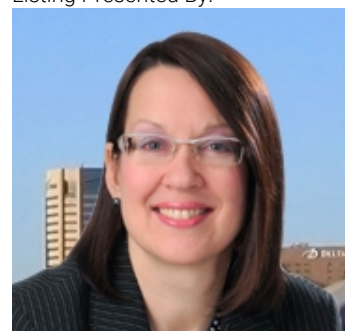
Breakfast 10.08 Ft x 8.83 Ft

Primary Bedroom 10.17 Ft x 13.08 Ft

Bedroom 9.92 Ft x 8.75 Ft

4pc Bathroom Measurements not available

Listing Presented By:



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