

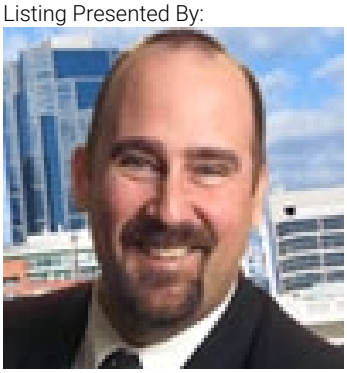
39 Aberdare Way Calgary Alberta

$398,888

Set in established Abbeydale, 39 Aberdare Way NE brings together practical main floor living, a substantial finished lower level, useful outdoor space, and the kind of flexibility that makes a home easy to grow into over time. The main living and dining areas create a comfortable everyday gathering space, while the kitchen and pantry keep meals and storage close at hand. Two main floor bedrooms and a four piece bathroom keep the essential living spaces together on one level. Downstairs, the developed lower level meaningfully expands the home with a recreation room, a third bedroom, three piece bathroom, laundry, and dedicated storage. Whether used for movie nights, hobbies, guests, work space, or simply more room to unwind, this level gives the next owner options without asking the main floor to do everything. Outside, the long side deck creates a natural place for outdoor seating, while the detached garage adds valuable parking and storage. Abbeydale adds local schools and community recreation, along with convenient connections to 16 Avenue and Stoney Trail. With functional space on both levels and a layout that can adapt to different needs, this is a home with room to settle in and make your own. Schedule your viewing today! (id:6769)

Recreational, Games room 13.67 Ft x 13.50 Ft
Bedroom 11.25 Ft x 10.08 Ft
3pc Bathroom 8.08 Ft x 6.33 Ft
Laundry room 7.17 Ft x 6.33 Ft
Other 9.83 Ft x 4.58 Ft
Living room 14.33 Ft x 14.33 Ft
Dining room 10.50 Ft x 8.50 Ft
Kitchen 8.92 Ft x 8.00 Ft
Pantry 2.08 Ft x 1.92 Ft
Primary Bedroom 10.92 Ft x 10.58 Ft
Bedroom 9.58 Ft x 8.33 Ft
4pc Bathroom 8.42 Ft x 7.83 Ft

Listing Presented By:



Originally Listed by:
RE/MAX First

RE/MAX Realty Professionals

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