



79 Aberdare Road Calgary Alberta

\$549,900

FULLY RENOVATED WITH A 1 BEDROOM ILLEGAL SUITE & SIDE ENTRANCE! Welcome to this beautifully updated 2-storey home in the community of Abbeydale, offering modern finishes and excellent income potential. The home has been fully renovated throughout with new kitchens, updated countertops, new flooring, and completely refreshed washrooms, creating a clean and contemporary feel from top to bottom. The main home offers a functional layout with 4 bedrooms and 3.5 washrooms in total. The spacious primary bedroom features a walk-in closet and a private ensuite, providing comfort and privacy. The basement features a separate side entrance leading to a 1 BEDROOM ILLEGAL SUITE, making it perfect for extended family or a potential mortgage helper. Both the main floor and basement have separate laundry, offering convenience and privacy for occupants. Located in the established community of Abbeydale, close to schools, parks, shopping, and major routes, this is an excellent opportunity for first-time buyers, investors, or anyone looking for a move-in ready home with income potential. (id:6769)

3pc Bathroom 3.92 Ft x 8.00 Ft

4pc Bathroom 7.42 Ft x 4.92 Ft

Bedroom 9.75 Ft x 9.25 Ft

Bedroom 10.83 Ft x 10.25 Ft

Primary Bedroom 10.83 Ft x 10.08 Ft

4pc Bathroom 4.92 Ft x 7.83 Ft

Bedroom 8.92 Ft x 13.42 Ft

Kitchen 13.75 Ft x 5.17 Ft

Recreational, Games room 19.50 Ft x 10.08 Ft

Furnace 8.33 Ft x 13.42 Ft

2pc Bathroom 5.08 Ft x 4.25 Ft

Dining room 13.17 Ft x 8.92 Ft

Kitchen 15.50 Ft x 11.25 Ft

Living room 15.00 Ft x 11.92 Ft

Listing Presented By:



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