

\$525,000 - 30 Aberdare Road Ne, Calgary

MLS® #A2224515

\$525,000

5 Bedroom, 3.00 Bathroom, 1,123 sqft
Residential on 0.09 Acres

Abbeydale, Calgary, Alberta

| CORNER LOT | 5 BEDS | 2.5 BATHS |
SINGLE DETACHED GARAGE | SEPARATE
ENTRANCE | Located on a corner lot in the
community of Abbeydale, this bungalow offers
5 bedrooms, 2.5 bathrooms, and a functional
layout. Natural light flows through the
windows, creating a bright and welcoming
atmosphere as you enter. The main living area
connects seamlessly to the kitchen and formal
dining space. The main floor features three
good-sized bedrooms, including a primary with
its own 2-piece ensuite. A 4-piece bathroom
completes this level. The basement includes a
spacious second living area, two additional
bedrooms, and a 3-piece bathroom. A
separate side entrance adds extra
convenience. Enjoy the backyard and patio,
along with a single detached garage for
parking or storage. Conveniently located close
to schools, parks, shopping, and more!

Built in 1980

Essential Information

MLS® #	A2224515
Price	\$525,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,123
Acres	0.09



Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	30 Aberdare Road Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6V9

Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2025
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Days on Market	45
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
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