

# \$468,900 - 74 Aberdare Way Ne, Calgary

MLS® #A2218964

**\$468,900**

3 Bedroom, 2.00 Bathroom, 1,235 sqft

Residential on 0.10 Acres

Abbeydale, Calgary, Alberta

Looking for a great investment or your first home? Well, this could be the one for you. Located in the great community of Abbeydale, itâ€™s close to great amenities like schools, parks, shopping and great access to Stoney Trail. There is plenty of parking and as well a huge back yard! Donâ€™t wait this one is priced to sell.

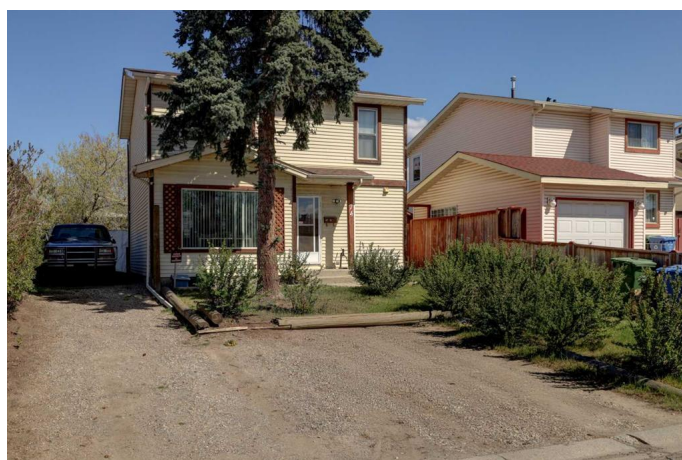
Built in 1980

## Essential Information

MLS® #	A2218964
Price	\$468,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,235
Acres	0.10
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	74 Aberdare Way Ne
Subdivision	Abbeydale
City	Calgary



County	Calgary
Province	Alberta
Postal Code	T2A 6V5

### Amenities

Parking Spaces	3
Parking	Off Street

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Gas Stove, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 5th, 2025
Days on Market	3
Zoning	R-CG

### Listing Details

Listing Office	Century 21 Masters
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