



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

51 Aberdare Way NE
Calgary, Alberta

MLS # A2331015



\$474,900

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,030 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Lawn, Level, See Remarks, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, See Remarks		

Inclusions: 80 inch TV in Basement Rec Room, Chase in Basement Rec Room, outdoor sectional deck furniture, shed

Welcome to this beautifully updated home offering over 1,500 sq. ft. of comfortable, well-designed living space. Thoughtfully maintained and extensively updated over the years, this move-in ready property is an excellent opportunity for families, first-time buyers, or investors alike. The modern kitchen was renovated in 2024 and features stylish quartz countertops, new appliances, and updated finishes that make it both functional and inviting. The upstairs bathroom was refreshed in 2020, while new tile flooring in the kitchen, front and rear entryways, and upstairs bathroom adds a fresh, contemporary touch. Major mechanical updates provide peace of mind, including a new roof in 2018, updated windows in 2008, a replaced furnace, and a new hot water tank installed in 2024. With so many significant improvements already completed, you can simply move in and enjoy. Ideally located close to schools, shopping, public transit, parks, and everyday amenities, this home offers both comfort and convenience in a desirable location. Whether you're looking for your first home, adding to your investment portfolio, or simply searching for a property with all the major updates already taken care of, this home is one you won't want to miss.