



\$ 319,900.00

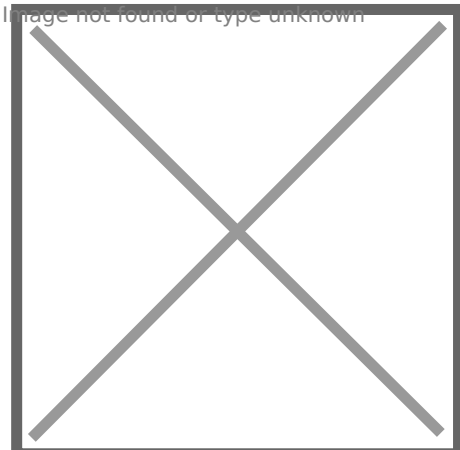
## 17 ABERDARE ROAD NE CALGARY

<https://paulbrinton.com>

Looking for a starter home or thinking of downsizing? Your search is over! This beautifully renovated 2-storey home has a very practical floor plan on the main and upstairs. The main floor has a front facing living room with dining room right beside it. The updated kitchen comes complete with...

- 3 beds
- 2 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1152781

**Type:** Detached

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-10-20 11:48:05

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 10/20/21

**Two Piece Bath:** 1

**Lot size:** 3229 sq ft

**Year built:** 1980

**Parking:** Off Street

## PROPERTY FEATURES

**Total Parking:** 2

**Community Features:** Park,Schools  
Nearby,Playground,Sidewalks,Street  
Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Soaking Tub

**Roof Type:** Asphalt Shingle

**Flooring:** Carpet,Vinyl

**Exterior Features:** None

**District:** CAL Zone NE

**Inclusions:** NA

**Lot Features:** Landscaped,Rectangular Lot

**Heating Type:** Forced Air

## PROPERTY INFORMATION

**Basement:** Full, Partially Finished

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Levels:** Two

**Zoning:** R-C2

**List Price Square Foot:** \$ 261.36



**Photo Count:** 24

**Rooms Above Grade:** 6

**Construction Materials:** Concrete,Vinyl  
Siding,Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 9.99M 32`9"

**Appliances:** Dishwasher,Electric  
Stove,Range Hood,Refrigerator,Washer/Dryer

**Living Area SF:** 1224.00

**Subdivision Name:** Abbeydale

**Structure Type:** House

**Lot Size Acres:** 0.07

**Restrictions:** None Known

