



\$ 329,900.00

25 ABERDARE WAY NE CALGARY

<https://paulbrinton.com>

4 Bedrooms Total, 2 Full Baths Bungalow w/
separate entrance to fully finished basement. Upper
floor has its own laundry setup and **RENOVATED
BASEMENT!**

- 4 beds
- 2 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1162314

Type: Detached

Bedrooms: 4

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-18 00:13:03

Bathrooms: 2

Bedrooms Above Grade: 2

Date added: 11/17/21

Lot size: 3326 sq ft

Year built: 1980

Parking: Off Street, Parking Pad

PROPERTY FEATURES

Total Parking: 1

Water Source: Public

Community Features: Schools Nearby, Street Lights, Shopping Nearby

Fencing: Fenced

District: CAL Zone NE

Inclusions: Contact Seller Directly

Lot Features: Back Lane, Fruit Trees/Shrub(s)

Heating Type: Forced Air, Natural Gas

Flooring: Carpet, Ceramic Tile, Laminate, Linoleum

Utilities: Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected

Exterior Features: Private Entrance, Storage

Electric: Single Phase

Cooling: None

Interior Features: Open Floorplan

Roof Type: Asphalt Shingle

Sewer Septic: Sewer

PROPERTY INFORMATION



Basement: Finished, Full

Laundry features: Main Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 5

Construction Materials: Wood Frame

Foundation: Poured Concrete

Appliances: Dryer,Electric
Stove,Microwave,Refrigerator,Window
Coverings

Subdivision Name: Abbeydale

Lot Size Acres: 0.08

Levels: One

Zoning: R-C2

List Price Square Foot: \$ 374.08

Photo Count: 31

Unit Exposure: E

Suite: Suite - Illegal

Frontage Metres: 10.36M 34`0"

Living Area SF: 881.90

Structure Type: House

Restrictions: None Known

