



\$ 329,900.00

## 61 ABERDARE WAY NE CALGARY

<https://paulbrinton.com>

Great Starter home/ revenue property ,Bungalow with 3 bedrooms on main floor , Basement with separate entrance with 2 additional bedrooms and bathroom (illegal suite)NEW WINDOWS ,easy access to highways ,Motivated sellers

- 5 beds
- 2 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1161202

**Type:** Detached

**Bedrooms:** 5

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-12-01 20:37:14

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 11/20/21

**Lot size:** 3670 sq ft

**Year built:** 1980

**Parking:** None, Outside, Stall

## PROPERTY FEATURES

**Total Parking:** 2

**Community Features:** Schools  
Nearby, Playground, Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Separate Entrance

**Roof Type:** Asphalt Shingle

**Flooring:** Carpet, Ceramic Tile

**Exterior Features:** Fire Pit, Private Yard

**District:** CAL Zone NE

**Inclusions:** n/a

**Lot Features:** Back Lane, Rectangular Lot

**Heating Type:** Forced Air, Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full, Separate/Exterior  
Entry

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Levels:** Bi-Level

**Zoning:** R-C2

**List Price Square Foot:** \$ 345.73

**Photo Count:** 19



**Rooms Above Grade:** 6

**Quarter:** SW

**Suite:** Suite - Illegal

**Frontage Metres:** 11M 36`1"

**Living Area SF:** 1041.00

**Structure Type:** House

**Restrictions:** None Known

**Construction Materials:** Stucco

**Section:** 4

**Foundation:** Poured Concrete

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

**Subdivision Name:** Abbeydale

**Lot Size Acres:** 0.08

