

**45 Aberdare Way NE**  
**Calgary, Alberta**

**MLS # A2217719**



**\$423,000**

<b>Division:</b>	Abbeydale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	883 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

**Heating:** Forced Air

**Floors:** Carpet, Tile, Vinyl

**Roof:** Asphalt Shingle

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

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** See Remarks

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

| 3 BEDS | 2 BATHS | SINGLE DETACHED GARAGE | Side Entrance | Convenient Location | Located in the community of Abbeydale, this 3-bedroom, 2-bathroom bungalow offers a functional layout in a great location. The main floor features a bright living room that opens to the kitchen, with a dining area just off to the side. Two good-sized bedrooms and a 4-piece bathroom complete this level. A separate side entrance provides access to both the main floor and basement. Downstairs, you'll find a large flex room that can be used as a second living area or recreation space, along with a third bedroom and a 3-piece bathroom. The property also includes a single detached garage and a backyard. Close to schools, parks, shopping, transit, and more. Contact your favourite agent to schedule a showing today!