

# \$549,000 - 37 Aberdare Crescent Ne, Calgary

MLS® #A2217681

**\$549,000**

5 Bedroom, 2.00 Bathroom, 1,085 sqft

Residential on 0.09 Acres

Abbeydale, Calgary, Alberta

Imagine owning a fully renovated home with a LEGAL SECONDARY SUITE – a smart move for your finances and your lifestyle! Live comfortably upstairs and let your downstairs tenants help significantly with your mortgage. This property is nestled in a peaceful Abbeydale neighborhood, perfect for families.

Walk your kids to Abbeydale Elementary School in just 5 minutes, then enjoy the Abbeydale outdoor rink and baseball diamond right next door. The community hub is steps away, featuring a local pub and the Abbeydale Community Association. Plus, you'll find daily conveniences like 7/11, various restaurants, and a church close by, with a local biking trail to explore. Both the upstairs and basement tenants will appreciate the convenience of their own dedicated laundry. You'll also have peace of mind knowing the furnace was replaced in 2024, and the water tank is fairly new, replaced around 2018. This home truly offers comfort, convenience, and financial savvy all in one package.

Built in 1980

## Essential Information

MLS® #	A2217681
Price	\$549,000
Bedrooms	5
Bathrooms	2.00



Full Baths	2
Square Footage	1,085
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	37 Aberdare Crescent Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A6T5

### Amenities

Parking Spaces	5
Parking	Parking Pad, RV Access/Parking, Off Street, RV Gated

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	None
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 13th, 2025
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Days on Market	1
Zoning	R-CG

## **Listing Details**

Listing Office	Grand Realty
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