

\$450,000 - 74 Aberdare Way Ne, Calgary

MLS® #A2246772

\$450,000

3 Bedroom, 2.00 Bathroom, 1,235 sqft

Residential on 0.10 Acres

Abbeydale, Calgary, Alberta

New price, new paint and new flooring! This great little home is now move in ready!! Are you looking for a great investment or your first home? Well, this could be the one for you.

Located in the great community of Abbeydale, it's close to great amenities like schools, parks, shopping and great access to Stoney Trail. There is plenty of parking and as well a huge back yard! Don't wait this one is priced to sell.

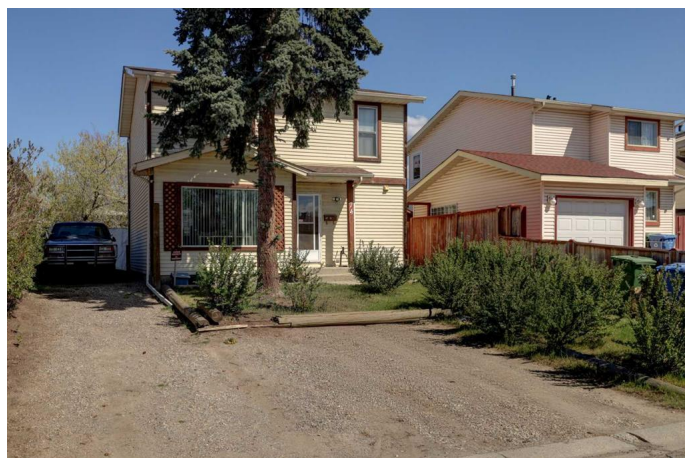
Built in 1980

Essential Information

MLS® #	A2246772
Price	\$450,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,235
Acres	0.10
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address 74 Aberdare Way Ne



Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6V5

Amenities

Parking Spaces	3
Parking	Off Street

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	None
Lot Description	Back Yard, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	91
Zoning	R-CG

Listing Details

Listing Office	Century 21 Masters
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.