

# \$529,900 - 30 Aberdare Road Ne, Calgary

MLS® #A2224515

**\$529,900**

5 Bedroom, 3.00 Bathroom, 1,123 sqft  
Residential on 0.09 Acres

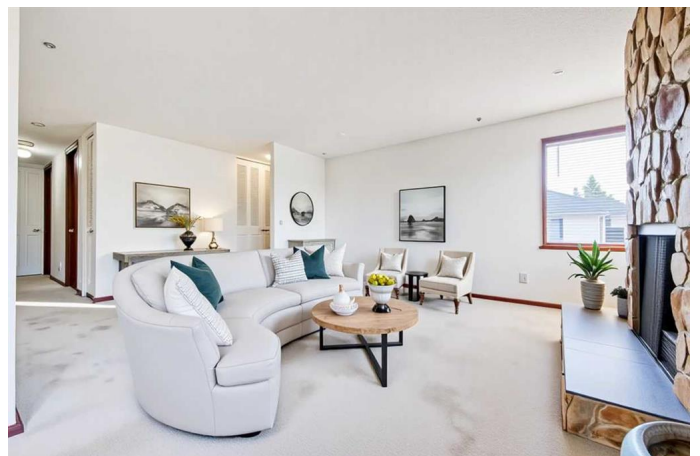
Abbeydale, Calgary, Alberta

| CORNER LOT | 5 BEDS | 2.5 BATHS |  
SINGLE DETACHED GARAGE | SEPARATE  
ENTRANCE | Located on a corner lot in the  
community of Abbeydale, this bungalow offers  
5 bedrooms, 2.5 bathrooms, and a functional  
layout. Natural light flows through the  
windows, creating a bright and welcoming  
atmosphere as you enter. The main living area  
connects seamlessly to the kitchen and formal  
dining space. The main floor features three  
good-sized bedrooms, including a primary with  
its own 2-piece ensuite. A 4-piece bathroom  
completes this level. The basement includes a  
spacious second living area, two additional  
bedrooms, and a 3-piece bathroom. A  
separate side entrance adds extra  
convenience. Enjoy the backyard and patio,  
along with a single detached garage for  
parking or storage. Conveniently located close  
to schools, parks, shopping, and more!

Built in 1980

## Essential Information

MLS® #	A2224515
Price	\$529,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,123
Acres	0.09



Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	30 Aberdare Road Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6V9

### Amenities

Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 30th, 2025
-------------	----------------

Days on Market	7
Zoning	R-CG

## **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.