

**74 Aberdare Way NE
Calgary, Alberta**

MLS # A2277813



\$444,000

Division:	Abbeydale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,235 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

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.