39 Aberdare Way NE

Calgary | Active | MLS® A2338999

$398,888









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1980**	**883 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

Set in established Abbeydale, 39 Aberdare Way NE brings together practical main floor living, a substantial finished lower level, useful outdoor space, and the kind of flexibility that makes a home easy to grow into over time. The main living and dining areas create a comfortable everyday gathering space, while the kitchen and pantry keep meals and storage close at hand. Two main floor bedrooms and a four piece bathroom keep the essential living spaces together on one level. Downstairs, the developed lower level meaningfully expands the home with a recreation room, a third bedroom, three piece bathroom, laundry, and dedicated storage. Whether used for movie nights, hobbies, guests, work space, or simply more room to unwind, this level gives the next owner options without asking the main floor to do everything. Outside, the long side deck creates a natural place for outdoor seating, while the detached garage adds valuable parking and storage. Abbeydale adds local schools and community recreation, along with convenient connections to 16 Avenue and Stoney Trail. With functional space on both levels and a layout that can adapt to different needs, this is a home with room to settle in and make your own. Schedule your viewing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2338999
Bedrooms	3
Bathrooms	2
Year Built	1980
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bi-Level
Total Living Area:	883 sq. ft.
Main Level Finished Area:	883 sq. ft.

Below Grade Finished Area:	742 sq. ft.
Acreage:	No
Lot Area:	3,476 sq. ft.
Lot Frontage:	36'2"
Front Exposure:	East
Levels:	Bi-Level
Total Rooms Above Grade:	5
Year built:	1980 (Age: 46)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	8011001
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Laminate, Linoleum
Cooling:	None
Fireplaces:	0

Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Abbeydale
Appliances:	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Inclusions:	none
Restrictions:	None Known
Main Floor	Entrance · 9'10" × 4'7" ·
Main Floor	Living Room · 14'4" × 14'4" ·
Main Floor	Dining Room · 10'6" × 8'6" ·
Main Floor	Kitchen · 8'11" × 8' ·
Main Floor	Pantry · 2'1" × 1'11" ·
Main Floor	Bedroom - Primary · 10'11" × 10'7" ·
Main Floor	Bedroom · 9'7" × 8'4" ·
Basement	Game Room · 13'8" × 13'6" ·
Basement	Bedroom · 11'3" × 10'1" ·
Basement	Laundry · 7'2" × 6'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home
Exterior Features:	Private Yard

Patio And Porch Features:	None
Lot Features:	Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Aug 31, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/39-aberdare-way-ne-calgary-a2338999/

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