



THE
A-TEAM

**RE/MAX
FIRST**

21 ABERDARE Way, Calgary T2A 6T6

MLS®#: **A2158161**

Area: **Abbeydale**

Listing Date: **08/15/24**

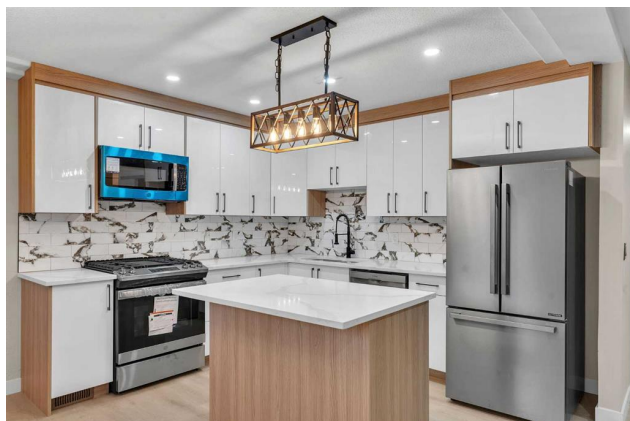
List Price: **\$599,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1980**

Lot Information

Lot Sz Ar: **3,476 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **990**
Low Sqft:
Ttl Sqft: **990**

DOM

35
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane**
Park Feat: **Carport,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit**

Construction: **Stucco**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Gas Range,Microwave Hood Fan,Refrigerator,Washer/Dryer,Washer/Dryer Stacked**
Int Feat: **Kitchen Island,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`0" x 15`11"
4pc Bathroom	Main	7`6" x 4`11"
Bedroom - Primary	Main	11`3" x 11`9"
Bedroom	Main	11`9" x 7`11"
4pc Bathroom	Basement	8`0" x 5`11"
Bedroom	Basement	10`8" x 13`0"
Kitchen	Basement	13`3" x 6`11"

Room	Level	Dimensions
Kitchen With Eating Area	Main	11`5" x 9`6"
Laundry	Main	5`0" x 2`8"
Bedroom	Main	8`7" x 9`8"
Game Room	Basement	13`3" x 17`8"
Bedroom	Basement	8`2" x 10`9"
Laundry	Basement	6`0" x 2`5"

