

\$725,000 - 420 Aberdeen Road Se, Calgary

MLS® #A2214320

\$725,000

5 Bedroom, 2.00 Bathroom, 936 sqft
Residential on 0.13 Acres

Acadia, Calgary, Alberta

Welcome to 420 Aberdeen Road, a charming and well-maintained, bungalow, nestled in the heart of Calgary's vibrant Acadia community. Step inside this 935 SqFt, air-conditioned gem to a bright and open main floor featuring luxury vinyl flooring, large, updated vinyl windows, and a cozy living area that flows seamlessly into the updated kitchen. The kitchen boasts stainless steel appliances, matching wood panelled refrigerator, updated solid surface countertops and ample cabinetry, making it a chef's delight. The main level also includes 3 generously sized bedrooms, a renovated 4-piece bathroom with contemporary fixtures.

The fully finished lower level is a separate illegal suite with 2-beds, one 4-piece bath, open kitchen & living area, enhancing this home's investment appeal.

Outside, enjoy the west-facing backyard with a beautiful mixture of fully fenced and landscaped yard, spacious stamped concrete patio, hot tub, gazebo, and a huge 29'x25' double detached garage with in-floor heat, forced air heat, epoxy flooring, 2 skylights & sink's! The lot also features alley access and RV parking. Located just minutes from Southcentre Mall, Chinook Centre, and Deerfoot Trail, this home offers unbeatable access to shopping, dining and major roadways. Acadia's family-friendly vibe shines with nearby parks, schools and the



Acadia Recreation Complex. This home is a perfect blend of classic character and modern updates, ideal for families, professionals, or investors. With a 200 amp electrical service no over head wires this home has upgrades galore.

Built in 1960

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2214320 |
| Price | \$725,000 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 936 |
| Acres | 0.13 |
| Year Built | 1960 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 420 Aberdeen Road Se |
| Subdivision | Acadia |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2H 1T1 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Double Garage Detached, Parking Pad, RV Access/Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Granite Counters, Open Floorplan, Pantry, Storage |
| Appliances | Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), |

| | |
|--------------|---|
| | Garburator, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard, Misting System |
| Lot Description | Back Lane, Back Yard, Gazebo, Landscaped, Lawn, Private |
| Roof | Asphalt Shingle |
| Construction | Stucco, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

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|----------------|------------------|
| Date Listed | April 25th, 2025 |
| Days on Market | 13 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
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