$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 Calgaryâ€™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 chefâ€™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 homeâ€™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 29â€™x25â€™ double detached garage with in-floor heat, forced air heat, epoxy flooring, 2 skylights & sinkâ€¦the works! 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. Acadiaâ€™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

Date Listed	April 25th, 2025
Days on Market	11
Zoning	R-CG

Listing Details

Listing Office	Century 21 Foothills Real Estate

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