

Meinzer James & Ferguson Realty Group
 Phone: 403-617-4411
 Mobile: 403-889-7020
 Fax:
 Email: info@mjfrealty.ca
 Office: (403) 245-0773
 Toll- 403-992-3746

Bamber
 1774 6th ave NW
 Calgary, AB
 T2T 0E3



440 Aberdeen Road SE, Calgary, Alberta, T2H 1T1, Canada

MLS®# A1043393



Property Value	\$479,000
Type	Detached
Style	Bungalow
Basement	Finished, Full
Parking	Carport, Single Garage Detached
Year Built	1960
Living Area	1,000 sq.ft.
Lot Frontage	49.97 ft
Lot Size Area	6,501 sq.ft.
Bedrooms	3
Bathrooms	1 full & 1 half

Description

Welcome home to the most delightfully updated and charming home in Acadia. Your new home is located on a cul-de-sac type street on one of the largest lots available in the area. You are centrally located with quick access to Chinook Center and Downtown. When you enter your new home you will be greeted with a formal entry, hard surface (laminated or hardwood) flooring throughout, an expansive living room with built-in fireplace area next to extra-large scene-scape windows, built-in dining area (banquet) and light/bright kitchen with stainless appliances, stone counters, subway tile backsplash, and lovely french doors that take you out onto the pressure treated 14x20 deck area. There is one large master suite with 30 feet of closet space on the main floor, next to a completely updated spa inspired bath including large soaker tub, designer tile and stone counters. There are 2 additional bedrooms in the basement, a walk-in laundry room and half bath (Please note: the large master suite on the main floor can be converted back to two bedroom and you can install a full bath in the basement if required). Over the last 8 years many updates have occurred and include the following: All new windows & doors, installation of a new 50 year rubber roof, brand new exterior stucco & stone work, installation of a high efficiency furnace & air-conditioning, updated electrical panel, new sump pump & back flow valve, and new attic insulation. More recent updates in the last 30 days include: brand new tankless Rinnal water heater, brand new stainless dishwasher and freshly painted throughout. To top it all off, the backyard is an entertainers and gardener's dream! Don't hesitate, book a showing today!





