# \$515,000 - 85 Abergale Close Ne, Calgary

MLS® #A2228112

## \$515,000

4 Bedroom, 2.00 Bathroom, 966 sqft Residential on 0.11 Acres

Abbeydale, Calgary, Alberta

\*\*\* PRICE REDUCED \*\*\* Bright and Beautiful Bi-Level on a Corner Lot! Walking distance to Abbeydale School (elementary). This inviting bi-level home is filled with warm natural light and offers a spacious, open layout. Thoughtfully upgraded throughout, it features hardwood and tile flooring, newer windows, and a new roof and furnace (only 2 years old). The main floor boasts a welcoming living room, a dedicated dining area, an updated kitchen, two generously sized bedrooms, a 4-piece bathroom, and convenient main floor laundry.

The separate side entrance leads to a fully developed basement illegal suite with its own second kitchen, laundry, two additional good-sized bedrooms, and a bright family room. Enjoy outdoor living on the huge deck, with extra space provided by the corner lot and two storage sheds for all your tools and gear. Some of the photos are virtually stagged.

Built in 1978

## **Essential Information**

MLS® # A2228112 Price \$515,000

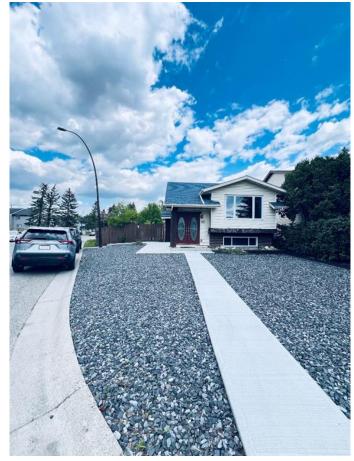
Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 966





Acres 0.11 Year Built 1978

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

# **Community Information**

Address 85 Abergale Close Ne

Subdivision Abbeydale
City Calgary
County Calgary
Province Alberta
Postal Code T2A 6J2

## **Amenities**

Parking Spaces 2

Parking Parking Pad, RV Access/Parking, See Remarks, Alley Access, On Street

Interior

Interior Features Kitchen Island, No Smoking Home, See Remarks, Separate Entrance,

Vinyl Windows

Appliances Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Washer/Dryer

Stacked, Window Coverings

Heating Central, Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

#### **Exterior**

Exterior Features Private Entrance, Private Yard, Storage

Lot Description Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Private

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 5th, 2025

Days on Market 22

Zoning R-CG

**Listing Details** 

Listing Office Royal LePage Mission Real Est



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