

# \$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 staged.

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

### Interior

Interior Features	Kitchen Island, No Smoking Home, Vinyl Windows, See Remarks, Separate Entrance
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas, Central
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, Private, Corner Lot, Front Yard, Irregular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 5th, 2025
Days on Market	20

Zoning	R-CG
<b>Listing Details</b>	
Listing Office	Royal LePage Mission Real Est



Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.