\$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

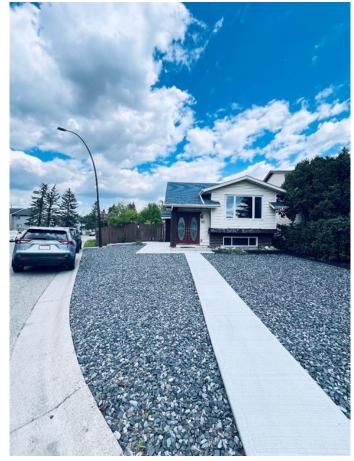
Bedrooms 4

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, 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

Listing Details

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.