



## 23 Abergale Place Calgary Alberta

\$499,888

Opportunity Knocks: Fully Renovated 4-Bedroom Bungalow in Abbeydale with Separate Entrance - Ideal for First-Time Homebuyers, Investors. Located just steps from green spaces, schools, playgrounds, shopping, and transit, this 4-bedroom, 2-bathroom bungalow in Abbeydale is ready for your personal touch. Offering 888.69 sq.ft. on the main floor, and a fully finished basement with a separate entrance, this home is ideal for first-time buyers or savvy investors looking for a project. The main floor features two bedrooms, a 4-piece bathroom, a cozy living room, kitchen, and dining area. The basement provides extra space with two additional rooms (one of which does not have a closet), a 3-piece bathroom, a spacious family room, and a full kitchen, making it an ideal setup for extended family or rental potential (illegal suite). Don't miss this opportunity to transform this bungalow into the home or investment of your dreams! Contact us today for more details or to schedule a private showing. (id:6769)

Bedroom 8.17 Ft x 11.42 Ft  
Living room 13.08 Ft x 20.67 Ft  
Laundry room 4.50 Ft x 10.08 Ft  
Kitchen 13.08 Ft x 9.50 Ft  
Bedroom 9.42 Ft x 11.42 Ft  
3pc Bathroom 6.58 Ft x 6.08 Ft

Living room 14.75 Ft x 12.92 Ft  
Kitchen 9.08 Ft x 8.92 Ft  
Dining room 10.17 Ft x 8.92 Ft  
Bedroom 8.75 Ft x 9.92 Ft  
Bedroom 10.08 Ft x 13.17 Ft  
4pc Bathroom 5.42 Ft x 8.25 Ft

Listing Presented By:



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