



# 85 Abergale Close Calgary Alberta

\$515,000

\*\*\* 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. (id:6769)

- Bedroom 3.10 M x 2.69 M
- Bedroom 3.00 M x 3.00 M
- Family room 5.28 M x 3.10 M
- 4pc Bathroom .00 M x .00 M
- Bedroom 3.99 M x 3.00 M

- Bedroom 3.38 M x 3.10 M
- Living room 4.70 M x 3.99 M
- Dining room 3.00 M x 2.59 M
- 4pc Bathroom .00 M x .00 M

Listing Presented By:



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**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net