



## 25 Abergale Close Calgary Alberta

\$399,900

IFIRST-HOME BUYER & INVESTOR ALERT | 2 Storey | 3 BED | 1.5 Bath| Welcome to this inviting Abbeydale residence, offering three bedrooms and a convenient 4-piece bathroom on the upper level. The main floor boasts stylish archways gracefully connecting the kitchen to the living area, creating an inviting and seamless layout. Enhancing the practicality of this level, a two-piece bathroom offers added convenience for both residents and guests. Adding to the allure is the modern vinyl plank flooring, uniting durability with aesthetic charm. Discover downstairs, a thoughtfully finished, carpeted basement--an ideal space for relaxation or entertainment. Outside you will find a good-sized deck, perfect for gatherings or quiet moments in the backyard. It's not over yet! there is a side door entry that opens and leads to the basement stairs!!! There's MORE!!! the side of the house is nicely paved from FRONT TO BACK!!!!!!!!!!!!This property epitomizes comfort and convenience within the esteemed Abbeydale community. Don't miss the opportunity to make this your new home sweet home. Contact your favourite Realtor(R)? today! (id:6769)

2pc Bathroom 7.75 Ft x 2.83 Ft

Bedroom 9.75 Ft x 13.00 Ft

Bedroom 9.17 Ft x 13.00 Ft

Primary Bedroom 10.42 Ft x 12.58 Ft

4pc Bathroom 9.50 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
eXp Realty



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca