

68 Abergale Way Calgary Alberta

$459,900

Quick Possession Available - No Condo Fees! Welcome to this beautifully remodeled end-unit townhouse, offering 1,556 sqft of total developed living space that perfectly combines modern style, comfort, and the ultimate freedom of zero condo fees. Perfectly situated in the heart of Abbeydale, this immaculate home fronts directly onto a lush park and green space, sitting just steps away from Abbeydale School, local transit, and shopping and is situated on a reverse pie-shaped lot. From the moment you step inside, the extensive, top-to-bottom upgrades become immediately apparent. The open-concept main floor welcomes you with a spacious living room that seamlessly flows into the dining area. Thanks to a newly added North-facing window and brand-new windows throughout, the entire main level is bathed in an abundance of natural light. The stunningly modernized kitchen boasts crisp finishes, new countertops, a stylish backsplash, a new hood fan, and brand-new stainless-steel appliances--making it a true dream for the home chef. Tucked just off the hallway is a convenient two-piece powder room and easy access to your private back patio, offering a tranquil spot for morning coffee or weekend BBQs. Elegant new luxury vinyl plank (LVP) flooring, fresh paint, modern light fixtures, upgraded house attic insulation is now R50, and crisp new trim and baseboards tie the entire home together in a sophisticated neutral palette. Upstairs, you will find three generously sized bedrooms, each offering ample closet space, alongside a beautifully refreshed four-piece bathroom complete with a brand-new tub surround and pristine custom tile work. The fully developed basement significantly expands your living area, featuring a large laundry room and a massive recreation space perfect for entertaining guests or a growing family. Outside, the fenced backyard features low-maintenance lands...

Family room 18.25 Ft x 16.50 Ft

Laundry room 16.17 Ft x 9.17 Ft

Living room 13.83 Ft x 11.42 Ft

Kitchen 9.92 Ft x 9.00 Ft

Dining room 9.92 Ft x 8.92 Ft

2pc Bathroom 4.92 Ft x 4.25 Ft

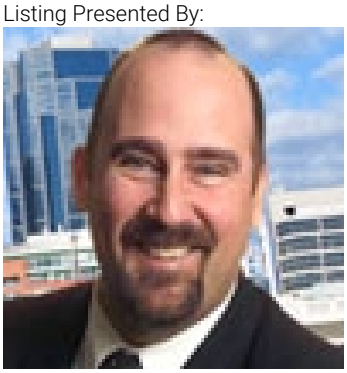
Primary Bedroom 12.17 Ft x 10.50 Ft

Bedroom 11.92 Ft x 8.92 Ft

Bedroom 10.58 Ft x 7.92 Ft

4pc Bathroom 7.67 Ft x 6.67 Ft

Listing Presented By:



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