

85 Abergale Close Calgary Alberta

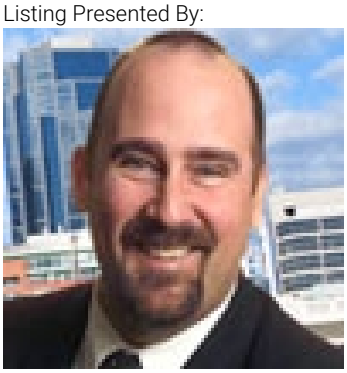
$509,000

Welcome to this inviting and thoughtfully upgraded bi-level home, ideally situated on a generous corner lot in the desirable community of Abbeydale. Offering plenty of natural light and a functional open layout, this home is an excellent opportunity for homeowners, investors, or those looking for additional rental income.The exterior has been **newly upgraded from vinyl siding to attractive stucco**, adding fresh curb appeal and durability. The property is **zoned R-CG**, offering potential for an additional secondary suite at the rear, subject to City of Calgary approval and applicable requirements.The main floor features a bright and welcoming living room, dedicated dining area, updated kitchen, **two spacious bedrooms**, a 4-piece bathroom, and convenient main-floor laundry. Hardwood and tile flooring, newer windows, a newer roof, and a furnace approximately **2 years old** add to the home's comfort and value.A separate side entrance provides access to the **fully developed basement illegal suite**, complete with a second kitchen, laundry, two additional good-sized bedrooms, and a bright family room. The layout offers excellent potential for **living upstairs while generating rental income from the basement**, subject to applicable regulations.Step outside and enjoy the **large deck**, perfect for relaxing or entertaining. The oversized corner lot provides additional outdoor space, while **two storage sheds** offer plenty of room for tools, equipment, and seasonal items.Located within walking distance to **Abbeydale School (Elementary)** and close to shopping, parks, transit, and other amenities, this property offers a fantastic combination of comfort, space, and investment potential.Some photos have been virtually staged. (id:6769)

Family room 19.00 Ft x 10.83 Ft
Kitchen 9.00 Ft x 8.42 Ft
Bedroom 10.75 Ft x 9.08 Ft
Bedroom 9.00 Ft x 8.42 Ft
4pc Bathroom 8.25 Ft x 7.00 Ft
Living room 15.92 Ft x 13.50 Ft

Dining room 10.92 Ft x 9.25 Ft
Kitchen 13.33 Ft x 10.92 Ft
Primary Bedroom 13.25 Ft x 10.08 Ft
Bedroom 10.92 Ft x 10.00 Ft
4pc Bathroom 7.58 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
First Place Realty

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