



**194 Abergale Close NE
Calgary, Alberta**

MLS # A2306624



\$409,900

Division:	Abbeydale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,156 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Ceiling Fan(s), Jetted Tub, Open Floorplan, Tankless Hot Water		

Inclusions: none

This unique home gives you that country cabin feel with the convenience of city living. The open main floor offers large living room, dining room with patio doors to the deck bringing in the natural light and a spacious kitchen with lots of work space, great for family or entertaining. A convenient 2 piece bathroom finishes off the main floor. Upstairs you will find 3 good sized bedrooms and an updated 4 piece bath with a jetted tub and large walk-in shower with dual shower heads. The fully finished basement offers some great additional family living space. Since purchasing this home 10 years ago, the seller has put in new windows, sliding doors off the dining room, tankless hot water, new furnace, new roof, new carpet and the kitchen and bathroom have been updated. There is a single driveway that allows 2 cars to park tandem.