



GRASSROOTS
REALTY GROUP

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85 Abergale Close NE
Calgary, Alberta

MLS # A2320723



\$529,999

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	957 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard		

Heating:	Central, Forced Air, Natural Gas
Floors:	Ceramic Tile, Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Welcome to this well-maintained 1978-built bi-level home located on a spacious corner lot in the desirable community of Abbeydale. This bright and functional home features a large living room with plenty of natural light, a dining area, a practical kitchen, 2 bedrooms, and a 4-piece bathroom on the main floor. The fully developed basement with separate side entrance offers excellent flexibility with a second kitchen, 2 additional bedrooms, family room, 4-piece bathroom, and separate laundry—ideal for extended family or rental potential (subject to approvals). Enjoy the large deck, expansive corner lot, and two storage sheds providing extra outdoor space and convenience. Located close to schools, parks, playgrounds, transit, and major routes, this home is a great opportunity for families, investors, or first-time buyers. Don't miss this fantastic opportunity in Abbeydale!