



GRASSROOTS
REALTY GROUP

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68 Abergale Way NE
Calgary, Alberta

MLS # A2325354



\$489,900

Division:	Abbeydale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,097 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Low Maintenance Landscape, Pri		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage		
Inclusions:	None		

Quick Possession Available - Book Your Showing Today!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 landscaping, a dedicated patio area, and a freshly sodded lawn. Completing this turnkey home is a double detached garage that has been meticulously upgraded to the highest mechanical standards. It comes fully insulated and drywalled with premium R12 insulation in the walls and R28 in the attic, alongside a 220v rough-in that is completely ready for a future electric vehicle charger or heater. With its striking new exterior siding and flawless interior transformation, this move-in-ready gem offers an unparalleled, maintenance-free lifestyle in a truly unbeatable location.