



GRASSROOTS
REALTY GROUP

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85 Abergale Close NE
Calgary, Alberta

MLS # A2344001

\$509,000

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	972 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Other, See Remarks, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Separate Entrance		

Inclusions: None

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.