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## 28 Abergale Close NE Calgary, Alberta

MLS # A2272293



\$359,999

Division:	Abbeydale			
Type:	Residential/House			
Style:	2 Storey			
Size:	1,173 sq.ft.	Age:	1979 (46 yrs old)	
Beds:	3	Baths:	1 full / 1 half	
Garage:	Off Street			
Lot Size:	0.06 Acre			
Lot Feat:	Back Lane, Back Yard, Rectangular Lot			

Heating:	Forced Air	Water: -	
Floors:	Carpet, Laminate	Sewer: -	
Roof:	Asphalt Shingle	Condo Fee: -	
Basement:	Full	LLD: -	
Exterior:	Vinyl Siding, Wood Frame	Zoning: R-	CG
Foundation:	Poured Concrete	Utilities: -	

Features: See Remarks

Inclusions: None

Three bedroom starter home, conveniently located within walking distance to 2 schools, and minutes from parks and the community centre, as well as shopping an public transportation. Home is SOLS AS IS, and possession is negotiable. Nice open living/dining room plan on main floor, large kitchen with patio doors to huge east facing back yard. Upstairs hosts 3 spacious bedrooms, huge 4 piece bathroom. Basement level is developed with family room area, workshop and laundry/utility area.