



GRASSROOTS
REALTY GROUP

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28 Abergale Close NE
Calgary, Alberta

MLS # A2272293



\$354,999

Division:	Abbeydale		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,173 sq.ft.	Age:	1979 (47 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 and public transportation. Home is SOLD 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.