



**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 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.