



GRASSROOTS
REALTY GROUP

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4 Abergale Way NE
Calgary, Alberta

MLS # A2285053



\$496,450

Division:	Abbeydale		
Type:	Residential/House		
Style:	4 Level Split		
Size:	939 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Corner Lot, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Aluminum Siding , Wood Frame
Foundation:	Poured Concrete
Features:	Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

Welcome to this well-located and versatile 4-level split in the heart of Abbeydale, perfectly positioned across the field from the Abbeydale Community Association and Abbeydale school, and Saint Kateri Tekakwitha school just a few blocks away—an ideal setup for families and active lifestyles. The upper level features two generously sized bedrooms and a 4-piece bathroom, offering comfortable private space. On the main level, you’ll find a bright and inviting living room with a large window that floods the space with natural sunshine, along with a functional kitchen and a convenient side entrance leading to a brand-new patio (2025) complete with a gas line for your BBQ—perfect for summer entertaining. The upper levels also benefit from new vinyl windows installed in 2025, adding efficiency and modern appeal. The first lower level includes a third bedroom, and den potential fourth bedroom with a large windows and a 3-piece bathroom, ideal for guests or teens. The lowest level offers another good-sized room suitable for a home office, gym, or recreation space, plus a dedicated laundry and mechanical room. Situated on a large, fenced corner pie lot, this property offers access to ample parking and an oversized 24’ x 25’ double detached garage, making it a standout opportunity in a family-friendly community.