



**24 Abergale Way NE
Calgary, Alberta**

MLS # A2294384



\$419,900

Division:	Abbeydale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,215 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry		

Inclusions: Storage Shed In Backyard, Sink In Basement

This family home in Abbeydale with central air-conditioning offers a rare combination of comfort, flexibility, and location that makes it an exceptional opportunity for homeowners and investors alike. With three well-sized bedrooms and two bathrooms, this home provides a practical and welcoming layout for families, first-time buyers, or those looking to downsize without sacrificing space. The thoughtful design ensures everyone has room to relax, while still maintaining a cozy, connected feel throughout the home. Downstairs, the basement office adds an extra layer of versatility—perfect for working from home, running a small business, or easily converting into a fourth bedroom to accommodate a growing family or increase resale value. There is extra space in the basement for a family room or even more storage space. One of the standout features of this property is its generous backyard. Whether you envision summer barbecues, a play area for kids, a garden, or simply a private outdoor retreat, this space gives you the freedom to create your ideal environment. In a market where outdoor space is increasingly valued, this is a major advantage. Location is where this home truly shines. Situated on a quiet street directly across from the Abbeydale Community Association, you’ll have year-round access to amenities that enrich daily life. Enjoy skating on the outdoor rink in winter, watching or playing baseball in the warmer months, and taking advantage of the nearby playground—perfect for families and anyone who values an active, community-oriented lifestyle. For families with children, the convenience of being located between both local schools cannot be overstated. It makes daily routines easier and adds peace of mind knowing that education is just a short walk away. The nearby convenience store further enhances everyday living, making quick errands

effortless. Commuting and accessibility are also major highlights. With quick access to major routes like Stoney Trail, 16th Avenue, and 68th Street NE, getting around the city is simple and efficient. Whether you're heading downtown, across the city, or out for a weekend getaway, you're well-connected. The Costco and East Hills Shopping Plaza just minutes away and it adds incredible convenience for shopping and household needs. Overall, this Abbeydale home delivers a balanced lifestyle: functional living spaces, room to grow, a vibrant community setting, and unbeatable access to amenities and major routes. It's a property that not only meets your needs today but also adapts with you into the future—making it a smart and rewarding investment. This location is fantastic. Book your showing today!