



**85 Abergale Close NE  
Calgary, Alberta**

**MLS # A2295715**



**\$540,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Abbeydale   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 970 sq.ft.  | <b>Age:</b>   | 1978 (48 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street  |               |                   |
| <b>Lot Size:</b> | 0.11 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot |               |                   |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Central, Forced Air                             | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Ceramic Tile, Hardwood, Vinyl Plank             | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                        | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home |                   |      |

**Inclusions:** N/A

Welcome to this well-maintained 1978-built bi-level home, ideally situated on a desirable corner lot in the established community of Abbeydale. Offering a bright and functional layout, this home is perfect for families, investors, or those seeking additional living flexibility. The main floor features a sun-filled, oversized living room with large windows that flood the space with natural light, seamlessly connecting to a dedicated dining area—ideal for entertaining. The kitchen is efficiently designed with ample cabinetry and workspace. You’ll also find two generously sized bedrooms, including a comfortable primary retreat, along with a full 4-piece bathroom. A separate side entrance leads to the fully developed basement, providing excellent potential for extended family living or rental income (illegal suite). The lower level offers a spacious family room, a second kitchen, two additional bedrooms, a full 4-piece bathroom, and its own laundry area—creating a self-contained and functional space. Step outside to enjoy the large deck, perfect for summer gatherings, while the expansive corner lot offers added privacy, extra yard space, and room for future possibilities. Two storage sheds provide convenient space for tools and seasonal items. Located just a short walk from Abbeydale School, parks, playgrounds, and transit, with quick access to major routes, this home combines comfort, convenience, and value. A fantastic opportunity in a family-friendly neighborhood—don’t miss it!