



**103 Abergale Place NE**  
**Calgary, Alberta**

**MLS # A2144900**



**\$699,900**

<b>Division:</b>	Abbeydale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,309 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Low Maintenance Landscape, Landscaped, Level, Re		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** Electric Cooktop (x2) , Microwave Hood Fan (x2), Refrigerator (x2), Washer, Dryer

OPPORTUNITY OF A LIFETIME - 3 LIVING SPACES (2 ILLEGAL SUITES IN BASEMENT) - FULLY RENOVATED - 4 LEVEL SPLIT ON A CORNER LOT - RIGHT BESIDE A SCHOOL - OVERSIZED DETACHED GARAGE W BACK LANE - OVERSIZED CONCRETE PATIO - LARGE DECK - SEPARATE ENTRANCE - OVER 2160 SQ FT W 6 BEDROOMS + 1 DEN & 4 FULL BATHS! Located right beside Abbeydale School, this home is perfect for first time home buyers & investors! 2 ILLEGAL SUITES MAKE FOR AN AMAZING MORTGAGE HELPER (2 MORTGAGE HELPERS FOR FIRST TIME HOME BUYER & 3 MORTGAGE HELPERS FOR INVESTORS; INVESTORS HAVE POTENTIAL FOR CASHFLOW)! This home is FULLY RENOVATED, each illegal suite has a full kitchen and there are 2 separate laundries! Exterior boasts NEW STUCCO, NEW FENCING, LARGE DECK & OVERSIZED CONCRETE PATIO THAT IS AMAZING FOR ENTERTAINING! This home is loaded with amazing features and in an awesome location with easy access to 16th Avenue NE, Memorial Drive NE and Stoney Trail NE! AMAZING VALUE!