

# \$528,000 - 85 Abergale Close Ne, Calgary

MLS® #A2228112

## \$528,000

4 Bedroom, 2.00 Bathroom, 966 sqft

Residential on 0.11 Acres

Abbeydale, Calgary, Alberta

Bright and Beautiful Bi-Level on a Corner Lot!  
Walking distance to Abbeydale School  
(elementary).

This inviting bi-level home is filled with warm natural light and offers a spacious, open layout. Thoughtfully upgraded throughout, it features hardwood and tile flooring, newer windows, and a new roof and furnace (only 2 years old).

The main floor boasts a welcoming living room, a dedicated dining area, an updated kitchen, two generously sized bedrooms, a 4-piece bathroom, and convenient main floor laundry.

The separate side entrance leads to a fully developed basement illegal suite with its own second kitchen, laundry, two additional good-sized bedrooms, and a bright family room.

Enjoy outdoor living on the huge deck, with extra space provided by the corner lot and two storage sheds for all your tools and gear.

Built in 1978

## Essential Information

MLS® # A2228112

Price \$528,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 966         |
| Acres          | 0.11        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 85 Abergale Close Ne |
| Subdivision | Abbeydale            |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2A 6J2              |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Parking Spaces | 2                                                                    |
| Parking        | Alley Access, Parking Pad, RV Access/Parking, On Street, See Remarks |

### Interior

|                   |                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, See Remarks, Separate Entrance, Vinyl Windows                  |
| Appliances        | Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas, Central                                                                |
| Cooling           | None                                                                                            |
| Has Basement      | Yes                                                                                             |
| Basement          | Exterior Entry, Finished, Full, Suite                                                           |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage                              |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, Irregular Lot, Private |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Vinyl Siding, Wood Frame                                             |
| Foundation        | Poured Concrete                                                      |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 11             |
| Zoning         | R-CG           |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Royal LePage Mission Real Est |
|----------------|-------------------------------|



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.