

\$449,900 - 72 Abergale Way Ne, Calgary

MLS® #A2225881

\$449,900

4 Bedroom, 3.00 Bathroom, 1,128 sqft

Residential on 0.04 Acres

Abbeydale, Calgary, Alberta

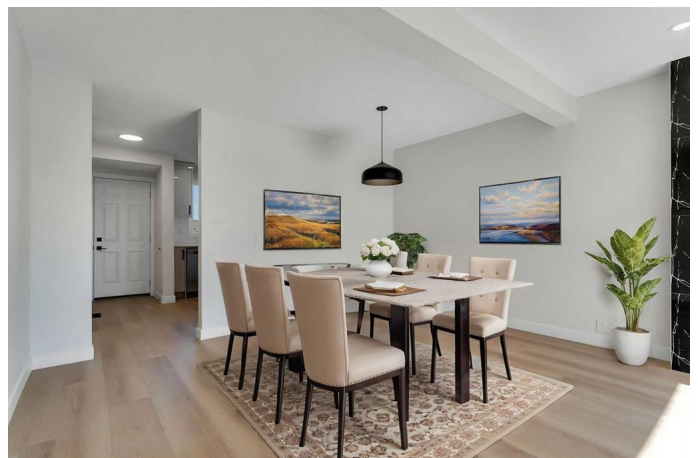
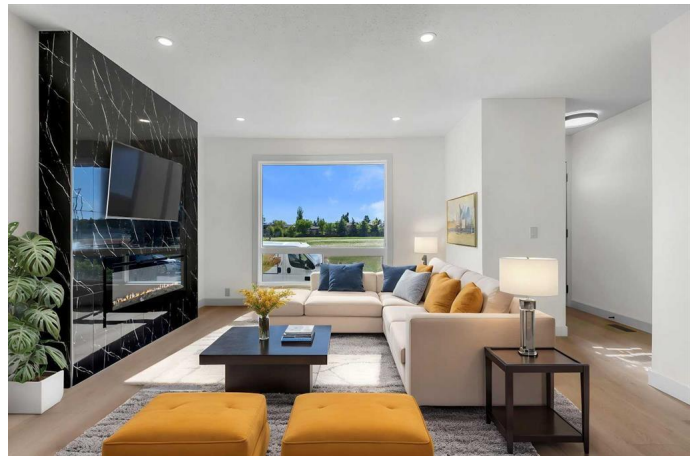
NO CONDO FEES!! FULLY RENOVATED!!
FRONTING ONTO GREEN SPACE!!
UPGRADES INCLUDE: NEW WINDOWS,
NEW ROOF!! This isn't your average
townhouse - Offering over 1600+ SQFT of
living space it's a stylish, move-in-ready
unit in the heart of ABBEYDALE, right across
from Abbeydale School and the community
centre with a massive field the kids will love.
Inside, you're welcomed by a bright, spacious
living room with a cozy fireplace that flows into
the dining area. The kitchen's all new -
stainless steel appliances, clean finishes and
tucked just off the hallway is access to your
PRIVATE BACK DECK. Perfect for morning
coffee or weekend BBQs. There's also a
2PC bath on the main floor. Upstairs has three
good-sized bedrooms, brand new carpet and a
renovated 4PC bath. Need more space? The
FINISHED BASEMENT gives you a huge rec
room, a fourth bedroom, another full bath and
laundry area. Super easy access to 68 St, 16
Ave, Memorial Drive and Stoney Trail -
you're close to everything. THIS
ONE'S GOT THE SPACE, THE
UPDATES, AND THE LOCATION - JUST
MOVE IN AND ENJOY.

Built in 1978

Essential Information

MLS® # A2225881

Price \$449,900



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,128
Acres	0.04
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	72 Abergale Way Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6H7

Amenities

Parking Spaces	3
Parking	Off Street, Parking Pad

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Rectangular Lot

Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2025
Days on Market	5
Zoning	M-CG d30

Listing Details

Listing Office	Real Broker
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