

# \$449,900 - 96 Abergale Way Ne, Calgary

MLS® #A2193774

**\$449,900**

4 Bedroom, 3.00 Bathroom, 1,144 sqft  
Residential on 0.07 Acres

Abbeydale, Calgary, Alberta

NO CONDO FEE! CORNER UNIT! FULLY RENOVATED! ACROSS FROM SCHOOL!  
This is a RARE NO CONDO FEE TOWNHOME (ALSO A CORNER UNIT) located in the FAMILY FRIENDLY community of ABBEYDALE! This CORNER UNIT is FULLY RENOVATED TO INCLUDE LUXURY VINYL PLANK, FEATURE WALL, BRAND NEW KITCHEN CABINETS, STAINLESS STEEL APPLIANCES AND NEW WINDOWS! The MAIN FLOOR greets you with a HUGE LIVING ROOM LOOKING ONTO YOUR DINING ROOM (WITH FEATURE WALL) that leads to your BRAND NEW KITCHEN WITH FLOOR TO CEILING CABINETS AND BRAND NEW STAINLESS STEEL APPLIANCES! There is also a 2PC BATH ON THE MAIN FLOOR! The UPPER FLOOR features 3 SPACIOUS BEDROOMS AND A 4PC (FULLY RENOVATED) BATHROOM! The UPPER FLOOR also features BRAND NEW CARPET! The BASEMENT has an additional BEDROOM AND 4PC BATHROOM as well as a HUGE REC ROOM PERFECT FOR A HOME GYM OR KIDS PLAY ROOM and the LAUNDRY AREA! The BACKYARD is HUGE and even has ACCESS TO A BACK ALLEY FOR ADDITIONAL PARKING! The LOCATION is IDEAL as it fronts on to ABBEYDALE SCHOOL AND THE ABBEYDALE COMMUNITY CENTRE (HUGE PLAYING FIELD) there is also EASY ACCESS TO 68 ST NE, 16 AVE NE, STONEY TRAIL AND MEMORIAL DR NE!



Built in 1978

## Essential Information

MLS® #	A2193774
Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,144
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	96 Abergale Way Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A6H7

## Amenities

Parking Spaces	1
Parking	Off Street

## Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Level, Rectangular Lot, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 10th, 2025
Days on Market	32
Zoning	M-CG

### **Listing Details**

Listing Office	Real Broker
----------------	-------------

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.