

# \$440,000 - 369 Abergale Drive Ne, Calgary

MLS® #A2108639

**\$440,000**

3 Bedroom, 2.00 Bathroom, 1,261 sqft

Residential on 0.07 Acres

Abbeydale, Calgary, Alberta

Beautifully updated semi-detached family home in Abbeydale! Walking into this home you are greeted with new vinyl plank flooring throughout the main floor which hosts a generous sized family room complete with a wood burning fireplace, a dining room that opens up into a beautiful low maintenance yard, spacious kitchen with upgraded appliances, and an updated powder room. The upper floor conveniently offers 3 bedrooms and one full bathroom that was also recently updated. The partially finished basement is ready for you to make it your own! In addition to the updates mentioned above this home has undergone some substantial updates/upgrades including all new doors and windows on the upper 2 levels, new floors, new hot water tank, newer roof, new deck and pergola, new window coverings. Conveniently located a block away from a playground, baseball diamond, outdoor rink, community hall and within walking distance to schools, this home is a perfect family home!

Built in 1979

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2108639  |
| Price      | \$440,000 |
| Sold Price | \$450,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,261                  |
| Acres          | 0.07                   |
| Year Built     | 1979                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Sold                   |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 369 Abergale Drive Ne |
| Subdivision | Abbeydale             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2A 6H9               |

### Amenities

|         |            |
|---------|------------|
| Parking | Off Street |
|---------|------------|

### Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Open Floorplan                                   |
| Appliances        | Dishwasher, Dryer, Garburator, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                         |
| Cooling           | None                                                                            |
| Fireplace         | Yes                                                                             |
| # of Fireplaces   | 1                                                                               |
| Fireplaces        | Family Room, Wood Burning                                                       |
| Has Basement      | Yes                                                                             |
| Basement          | Partially Finished, See Remarks                                                 |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Lighting, Other, Playground, Private Yard                   |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                             |
| Construction      | Vinyl Siding                                                |
| Foundation        | Poured Concrete                                             |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 19th, 2024 |
| Date Sold      | March 1st, 2024     |
| Days on Market | 11                  |
| Zoning         | R-C2                |
| HOA Fees       | 0.00                |

**Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.