

\$699,900 - 103 Abergale Place Ne, Calgary

MLS® #A2144900

\$699,900

6 Bedroom, 4.00 Bathroom, 1,309 sqft

Residential on 0.13 Acres

Abbeydale, Calgary, Alberta

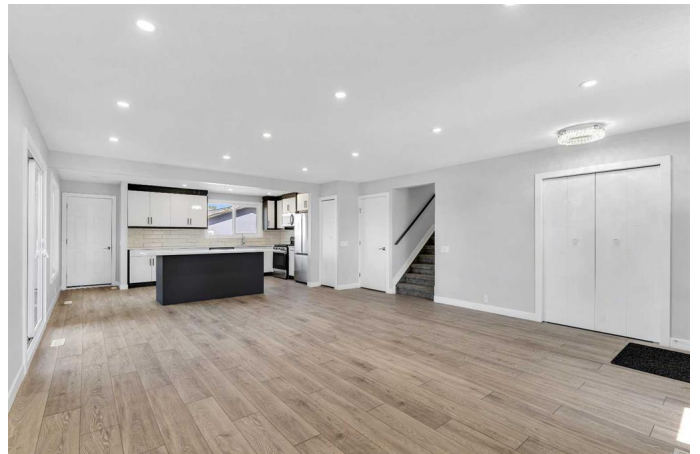
OPPORTUNITY OF A LIFETIME - 3 LIVING SPACES (2 ILLEGAL SUITES IN BASEMENT) - FULLY RENOVATED - 4 LEVEL SPLIT ON A CORNER LOT - RIGHT BESIDE A SCHOOL - OVERSIZED DETACHED GARAGE W BACK LANE - OVERSIZED CONCRETE PATIO - LARGE DECK - SEPARATE ENTRANCE - OVER 2160 SQ FT W 6 BEDROOMS + 1 DEN & 4 FULL BATHS! 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!

Built in 1980

Essential Information

MLS® # A2144900

Price \$699,900



Sold Price	\$699,900
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	1,309
Acres	0.13
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	103 Abergale Place Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6J3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Oversized

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

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

Additional Information

Date Listed	June 26th, 2024
Date Sold	July 5th, 2024
Days on Market	9
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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