

# \$499,888 - 23 Abergale Place Ne, Calgary

MLS® #A2168105

**\$499,888**

4 Bedroom, 2.00 Bathroom, 889 sqft

Residential on 0.09 Acres

Abbeydale, Calgary, Alberta

Opportunity Knocks: Fully Renovated 4-Bedroom Bungalow in Abbeydale with Separate Entrance – Ideal for First-Time Homebuyers, Investors.

Located just steps from green spaces, schools, playgrounds, shopping, and transit, this 4-bedroom, 2-bathroom bungalow in Abbeydale is ready for your personal touch. Offering 888.69 sq.ft. on the main floor, and a fully finished basement with a separate entrance, this home is ideal for first-time buyers or savvy investors looking for a project.

The main floor features two bedrooms, a 4-piece bathroom, a cozy living room, kitchen, and dining area. The basement provides extra space with two additional rooms (one of which does not have a closet), a 3-piece bathroom, a spacious family room, and a full kitchen, making it an ideal setup for extended family or rental potential (illegal suite).

Don't miss this opportunity to transform this bungalow into the home or investment of your dreams! Contact us today for more details or to schedule a private showing.

Built in 1979

## Essential Information

MLS® #

A2168105



Price	\$499,888
Sold Price	\$515,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	889
Acres	0.09
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

### Community Information

Address	23 Abergale Place Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3A 6J3

### Amenities

Parking Spaces	2
Parking	Off Street

### Interior

Interior Features	Granite Counters
Appliances	Electric Stove, Microwave, Refrigerator, Stove(s)
Heating	Boiler
Cooling	Other
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 24th, 2024
Date Sold	October 8th, 2024
Days on Market	14
Zoning	R-CG
HOA Fees	0.00

**Listing Details**

Listing Office	eXp Realty
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