

# \$424,800 - 92 Abergale Way Ne, Calgary

MLS® #A2230634

**\$424,800**

3 Bedroom, 2.00 Bathroom, 1,135 sqft

Residential on 0.04 Acres

Abbeydale, Calgary, Alberta

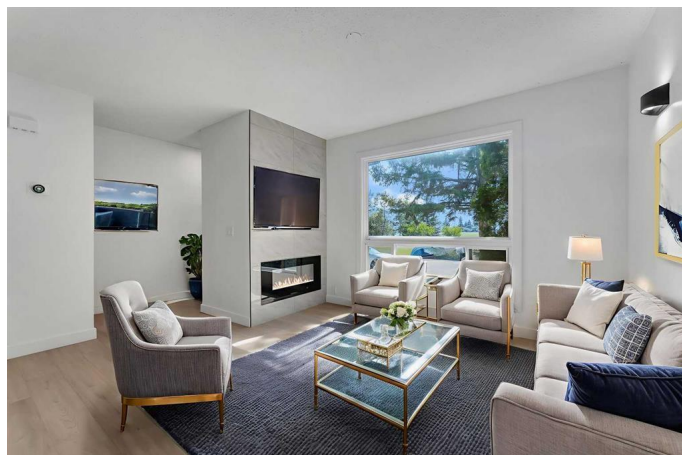
FULLY RENOVATED!! FRONTING ONTO GREEN SPACE!! NO CONDO FEES!! NEW WINDOWS & NEW ROOF!! OVER 1100+ SQFT OF LIVING SPACE!! 3 BED 2 BATH!! ACROSS FROM ABBEYDALE SCHOOL & COMMUNITY HALL!! Welcome to this beautifully updated townhome, perfectly positioned across from a massive playground and green space! Step inside to a bright living area with a cozy FIREPLACE and tons of natural light. The OPEN FLOOR PLAN flows into the dining area and sleek, modern kitchen—complete with ALL NEW APPLIANCES and clean finishes. Brand new VINYL PLANK FLOORING throughout the main level with BACKYARD ACCESS and a handy 2-PC BATH. Upstairs features a SPACIOUS PRIMARY BEDROOM, two additional well-sized rooms, and a 4-PC BATH—all with NEWLY INSTALLED CARPET for a fresh, cozy feel. LAUNDRY IS LOCATED IN THE BASEMENT. With easy access to 68 St, 16 Ave, Memorial Drive, and Stoney Trail, this location is close to everything. THE SPACE YOU NEED, THE STYLE YOU WANT, AND A LOCATION YOU'LL LOVE!!! Vents will be installed IMMEDIATELY.

Built in 1978

## Essential Information

MLS® #

A2230634



Price	\$424,800
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,135
Acres	0.04
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	92 Abergale Way Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6H7

### Amenities

Parking Spaces	2
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	Full, Unfinished

### Exterior

Exterior Features	Other
-------------------	-------

Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 12th, 2025
Days on Market	5
Zoning	M-CG d30

**Listing Details**

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

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.