



\$ 274,888.00

192 ABERGALE CLOSE NE CALGARY

<https://paulbrinton.com>

WHY STILL RENTING , BE YOUR OWN LANDLOARD.
WELCOME to the Most Beautiful FULLY RENOVATED
DUPLEX in the well establish community of
ABBYDALLE. With absolutely NO CONDO FEE! Perfect
home for FIRST TIME BUYERS and INVESTORS! The
main floor offers good size of foyer with fully
renovated 2 piece bathroom....

- 3 beds
- 2 baths
- Semi Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey, Side by Side

MLS ® #: A1159412

Type: Semi Detached

Bedrooms: 3

Baths Half: 1

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-05 02:30:51

Bathrooms: 2

Bedrooms Above Grade: 3

Date added: 11/05/21

Two Piece Bath: 1

Lot size: 2530 sq ft

Year built: 1979

Parking: Off Street, Parking Pad

PROPERTY FEATURES

Total Parking: 2

Flooring: Hardwood,Laminate,Tile

Community Features: Schools
Nearby,Playground,Sidewalks,Street
Lights,Shopping Nearby

Fencing: Fenced

Cooling: None

Interior Features: No Animal Home,No
Smoking Home

Roof Type: Asphalt Shingle

Fireplace: 1

Fireplace Features: Living Room,Wood
Burning

Exterior Features: Playground,Private
Entrance,Private Yard

District: CAL Zone NE

Inclusions: NONE

Lot Features: Back Lane,Back
Yard,Lawn,Low Maintenance
Landscape,Landscaped,Level

Heating Type: Electric,Forced Air,Natural
Gas



PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Laundry Room

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 6

Construction Materials: Wood Frame

Foundation: Poured Concrete

Appliances: Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator

Subdivision Name: Abbeydale

Lot Size Acres: 0.06

Levels: Two

Zoning: R-C2

List Price Square Foot: \$ 238.41

Photo Count: 25

Unit Exposure: NE

Suite: No

Frontage Metres: 8.33M 27`4"

Living Area SF: 1153.00

Structure Type: Duplex

Restrictions: None Known

