

$ 219,000.00

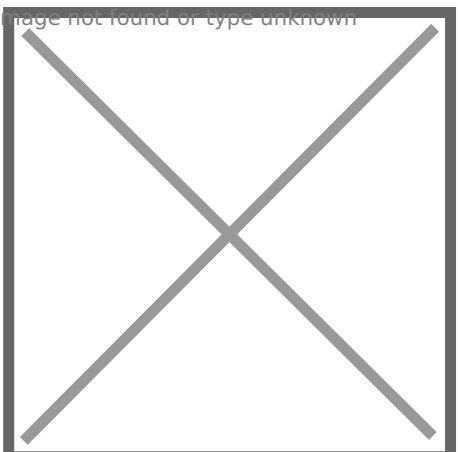
# 76 ABERGALE WAY NE CALGARY

https://paulbrinton.com

- 3 beds
- 2 baths
- Row/Townhouse
- Residential
- Active

NO CONDO FEES! Goodbye rental! Why rent when you can own a very affordable one? Come and see this 3 bedroom townhouse with backyard. Located in a quiet street but very accessible to a lot of amenities. Close to schools, park, playgrounds, community centre, restaurants and more. Easy access to...

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## BASIC FACTS

**Style:** 2 Storey, Side by Side

**MLS ® #:** A1148921

**Type:** Row/Townhouse

**Bedrooms:** 3

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-21 20:32:16

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

**Date added:** 09/27/21

**Two Piece Bath:** 1

**Lot size:** 1798 sq ft

**Year built:** 1978

**Parking:** Off Street, Parking Pad

## PROPERTY FEATURES

**Flooring:** Carpet,Laminate,Linoleum

**Exterior Features:** Private Yard

**District:** CAL Zone NE

**Inclusions:** Storage shed

**Lot Features:** Back Lane,Back Yard,Low Maintenance Landscape

**Heating Type:** Forced Air,Natural Gas

**Community Features:** Park,Schools Nearby,Playground,Street Lights

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** No Animal Home,No Smoking Home

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Full, Partially Finished

**Laundry features:** In Basement

**Levels:** Two

**Zoning:** M-CG d30

**Transaction Type:** For Sale

**List Price Square Foot:** $ 213.24

**Title Land:** Fee Simple

**Photo Count:** 25

**Rooms Above Grade:** 6

**Unit Exposure:** W

**Construction Materials:** Stucco,Vinyl Siding,Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 5.48M 18`0"

**Appliances:** Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings

**Living Area SF:** 1027.00

**Subdivision Name:** Abbeydale

**Structure Type:** Four Plex

**Lot Size Acres:** 0.04

**Restrictions:** None Known

