



\$ 258,000.00

## 88 ABERGALE WAY NE CALGARY

<https://paulbrinton.com>

Price reduced !! Great family home for first time buyer located in the community of Abbeydale . This town house NO CONDO FEES has been completed renovated in 4 years ago, such new roof, windows, furnace, siding, flooring, base boards, lighting fixtures etc. Upstairs features 3 bedrooms and a full...

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

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1148231

**Type:** Row/Townhouse

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-11 18:29:13

**Bathrooms:** 2

**Bedrooms Above Grade:** 3

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

**Two Piece Bath:** 1

**Lot size:** 2120 sq ft

**Year built:** 1978

**Parking:** Off Street

## PROPERTY FEATURES

**Flooring:** Laminate

**Community Features:** Schools  
Nearby,Playground

**Fencing:** Fenced

**Cooling:** None

**Lot Features:** Back Lane,Landscaped

**Heating Type:** Forced Air

**Association Amenities:** None

**Exterior Features:** Playground

**District:** CAL Zone NE

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

**Roof Type:** Asphalt Shingle

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Laundry Room, Lower  
Level

**Levels:** Two

**Zoning:** M-CG d30



**Transaction Type:** For Sale

**List Price Square Foot:** \$ 245.87

**Title Land:** Fee Simple

**Photo Count:** 13

**Rooms Above Grade:** 6

**Unit Exposure:** W

**Construction Materials:** Wood Frame

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 9.10M 29`10"

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

**Living Area SF:** 1090.00

**Subdivision Name:** Abbeydale

**Structure Type:** Five Plus

**Lot Size Acres:** 0.05

**Restrictions:** None Known

