

27 Abergale Close NE
Calgary, Alberta

MLS # A2176144



\$499,900

Division:	Abbeydale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,250 sq.ft.	Age:	1978 (46 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: NONE

Welcome to this beautiful house with modern luxury, offering a perfect blend of style, functionality, and comfort which is near to SCHOOL AND PLAYGROUND. The main level features spacious living and dining areas bathed in natural light, perfect for entertaining, plus an updated half bath at the rear. The upstairs boasts three bright bedrooms, including an expansive primary suite with a large closet and an impressive window that fills the room with natural light. The full bathroom is elegantly designed, featuring a tub and a sleek vanity to elevate your daily routine. Throughout the home, modern lighting enhances ambiance, adding style to every corner. The fully updated kitchen is a dream for cooking and entertaining enthusiasts, equipped with stainless steel appliances and custom cabinetry. Brand new flooring throughout the entire house adds both elegance and durability. Downstairs, the finished basement provides flexible options, including 2 good size bedrooms, a full BATHROOM and a laundry. 2 additional bedrooms in the basement effectively doubling your living space. The thoughtful design extends to a spacious front closet, ensuring maximum storage convenience. Moreover, a high-efficiency furnace, and fully fenced front and back yards with new fence boards in the back. Modern lighting fixtures brighten the space, complemented by a handy storage shed, and so much more! The expansive backyard, with fresh grass and mulch, awaits your personal touch. Enjoy unparalleled convenience with nearby schools, parks, walking paths, and amenities all within walking distance, plus quick access to public transit, 16 Ave, and Stoney Trail. Don't miss out on this gem! Book your showing today!