68 Abergale Way NE

Calgary | Active | MLS® A2325354

$459,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1978**	**1,097.13 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Quick Possession Available - No Condo Fees! Welcome to this beautifully remodeled end-unit townhouse, offering 1,556 sqft of total developed living space that perfectly combines modern style, comfort, and the ultimate freedom of zero condo fees. Perfectly situated in the heart of Abbeydale, this immaculate home fronts directly onto a lush park and green space, sitting just steps away from Abbeydale School, local transit, and shopping and is situated on a reverse pie-shaped lot. From the moment you step inside, the extensive, top-to-bottom upgrades become immediately apparent. The open-concept main floor welcomes you with a spacious living room that seamlessly flows into the dining area. Thanks to a newly added North-facing window and brand-new windows throughout, the entire main level is bathed in an abundance of natural light. The stunningly modernized kitchen boasts crisp finishes, new countertops, a stylish backsplash, a new hood fan, and brand-new stainless-steel appliances-making it a true dream for the home chef. Tucked just off the hallway is a convenient two-piece powder room and easy access to your private back patio, offering a tranquil spot for morning coffee or weekend BBQs. Elegant new luxury vinyl plank (LVP) flooring, fresh paint, modern light fixtures, upgraded house attic insulation is now R50, and crisp new trim and baseboards tie the entire home together in a sophisticated neutral palette. Upstairs, you will find three generously sized bedrooms, each offering ample closet space, alongside a beautifully refreshed four-piece bathroom complete with a brand-new tub surround and pristine custom tile work. The fully developed basement significantly expands your living area, featuring a large laundry room and a massive recreation space perfect for entertaining guests or a growing family. Outside, the fenced backyard features low-maintenance landscaping, a dedicated patio area, and a freshly sodded lawn. Completing this turnkey home is a double detached garage that has been meticulously upgraded to the highest mechanical standards. It comes fully insulated and drywalled with premium R12 insulation in the walls and R28 in the attic, alongside a 220v rough-in that is completely ready for a future electric vehicle charger or heater. With its striking new exterior siding and flawless interior transformation, this move-in-ready gem offers an unparalleled, maintenance-free lifestyle in a truly unbeatable location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2325354
Bedrooms	3
Bathrooms	2
Year Built	1978
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,097.13 sq. ft.
Main Level Finished Area:	540 sq. ft.
Upper Level Finished Area:	557.13 sq. ft.
Below Grade Finished Area:	459.25 sq. ft.
Lot Area:	2,841 sq. ft.
Lot Frontage:	35'1"
Front Exposure:	Southwest
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	6
Year built:	1978 (Age: 48)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7811642
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Stucco, Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Laundry Room
City Quadrant:	Northeast
Community:	Abbeydale
Appliances:	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Microwave Hood Fan
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 13'10" × 11'5" ·
Main Floor	Kitchen · 9'11" × 9' ·
Main Floor	Dining Room · 13'10" × 7'5" ·
Upper Level	Bedroom - Primary · 12'2" × 10'6" ·
Upper Level	Bedroom · 11'11" × 8'11" ·
Upper Level	Bedroom · 10'7" × 7'11" ·
Basement	Family Room · 18'3" × 16'6" ·

Basement	Laundry · 16'2" × 9'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage
Exterior Features:	Garden, Private Entrance, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Front Yard, Garden, Low Maintenance Landscape, Private, Reverse Pie Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	M-CG d30
Listed Date:	Jul 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/68-abergale-way-ne-calgary-a2325354/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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