85 Abergale Close NE

Calgary | Active | MLS® A2344001

$509,000









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1978**	**972 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

Welcome to this inviting and thoughtfully upgraded bi-level home, ideally situated on a generous corner lot in the desirable community of Abbeydale. Offering plenty of natural light and a functional open layout, this home is an excellent opportunity for homeowners, investors, or those looking for additional rental income.

The exterior has been **newly upgraded from vinyl siding to attractive stucco**, adding fresh curb appeal and durability. The property is **zoned R-CG**, offering potential for an additional secondary suite at the rear, subject to City of Calgary approval and applicable requirements.

The main floor features a bright and welcoming living room, dedicated dining area, updated kitchen, **two spacious bedrooms**, a 4-piece bathroom, and convenient main-floor laundry. Hardwood and tile flooring, newer windows, a newer roof, and a furnace approximately **2 years old** add to the home's comfort and value.

A separate side entrance provides access to the **fully developed basement illegal suite**, complete with a second kitchen, laundry, two additional good-sized bedrooms, and a bright family room. The layout offers excellent potential for **living upstairs while generating rental income from the basement**, subject to applicable regulations.

Step outside and enjoy the **large deck**, perfect for relaxing or entertaining. The oversized corner lot provides additional outdoor space, while **two storage sheds** offer plenty of room for tools, equipment, and seasonal items.

Located within walking distance to **Abbeydale School (Elementary)** and close to shopping, parks, transit, and other amenities, this property offers a fantastic combination of comfort, space, and investment potential.
Some photos have been virtually staged.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2344001
Bedrooms	4
Bathrooms	2
Year Built	1978
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bi-Level
Total Living Area:	972 sq. ft.
Main Level Finished Area:	972 sq. ft.
Below Grade Finished Area:	664 sq. ft.
Acreage:	No
Lot Area:	4,714 sq. ft.
Lot Frontage:	25'10¼"
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Ground
Levels:	Bi-Level
Total Rooms Above Grade:	5
Year built:	1978 (Age: 48)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7711500
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Concrete, Other, See Remarks, Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood, Tile, Vinyl, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Basement, Main Level
City Quadrant:	Northeast
Community:	Abbeydale
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 15'11" × 13'6" ·
Main Floor	Dining Room · 10'11" × 9'3" ·
Main Floor	Kitchen · 13'4" × 10'11" ·
Main Floor	Bedroom - Primary · 13'3" × 10'1" ·
Main Floor	Bedroom · 10'11" × 10' ·
Lower Level	Family Room · 19' × 10'10" ·
Lower Level	Kitchen · 9' × 8'5" ·
Lower Level	Bedroom · 10'9" × 9'1" ·

Lower Level	Bedroom · 9' × 8'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks
Interior Features:	See Remarks, Separate Entrance
Exterior Features:	Garden, Other
Patio And Porch Features:	Deck
Lot Features:	Corner Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Sep 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/85-abergale-close-ne-calgary-a2344001/

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

Data was last updated November 23, 2026 at 10:05 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.