

# \$449,900 - 72 Abergale Way Ne, Calgary

MLS® #A2225881

**\$449,900**

4 Bedroom, 3.00 Bathroom, 1,128 sqft  
Residential on 0.04 Acres

Abbeydale, Calgary, Alberta

**NO CONDO FEES!! FULLY RENOVATED!!  
FRONTING ONTO GREEN SPACE!!  
UPGRADES INCLUDE: NEW WINDOWS,  
NEW ROOF!!** This isn't your average  
townhouse – Offering over 1600+ SQFT of  
living space it's a stylish, move-in-ready  
unit in the heart of ABBEYDALE, right across  
from Abbeydale School and the community  
centre with a massive field the kids will love.  
Inside, you're welcomed by a bright, spacious  
living room with a cozy fireplace that flows into  
the dining area. The kitchen's all new –  
stainless steel appliances, clean finishes and  
tucked just off the hallway is access to your  
**PRIVATE BACK DECK**. Perfect for morning  
coffee or weekend BBQs. There's also a  
2PC bath on the main floor. Upstairs has three  
good-sized bedrooms, brand new carpet and a  
renovated 4PC bath. Need more space? The  
**FINISHED BASEMENT** gives you a huge rec  
room, a fourth bedroom, another full bath and  
laundry area. Super easy access to 68 St, 16  
Ave, Memorial Drive and Stoney Trail –  
you're close to everything. **THIS  
ONE'S GOT THE SPACE, THE  
UPDATES, AND THE LOCATION – JUST  
MOVE IN AND ENJOY.**



Built in 1978

## Essential Information

MLS® #	A2225881
Price	\$449,900

Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,128
Acres	0.04
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	72 Abergale Way Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6H7

### **Amenities**

Parking Spaces	3
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Rectangular Lot

Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 29th, 2025
Days on Market	8
Zoning	M-CG d30

### **Listing Details**

Listing Office	Real Broker
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