# \$520,000 - 283 Abinger Crescent Ne, Calgary

MLS® #A2235738

# \$520,000

4 Bedroom, 3.00 Bathroom, 1,190 sqft Residential on 0.07 Acres

Abbeydale, Calgary, Alberta

Welcome to 283 Abinger Crescent NE, a fully finished and recently updated home in the family-friendly community of Abbeydale. This well-maintained property offers 3+1 bedrooms, 1 full bath, and 2 renovated half baths, making it perfect for families, first-time buyers, or investors.

Step inside to find new flooring on the main level, fresh paint throughout most of the home (except the primary bedroom), and newer light fixtures adding a modern touch. The main floor half bath was updated approximately 6 years ago, and the basement half bath was just fully remodeled.

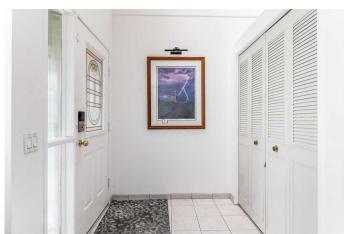
Upstairs, enjoy newer windows, bringing in plenty of natural light. The finished basement offers a spacious rec room, an additional fourth bedroom, and extra storage space.

The exterior features a finished garage, roof replaced in 2020, and a hot water tank (installed in 2016 with approximately 1 year of warranty remaining). The carpets have recently been professionally cleaned, making this home truly move-in ready.

Located on a quiet crescent, you'II love the proximity to parks, schools, transit, and easy access to Stoney Trail and downtown Calgary.

Don't miss this great opportunity to own a







beautifully cared-for home in a well-established neighborhood.

#### Built in 1978

# **Essential Information**

MLS® # A2235738 Price \$520,000

Bedrooms 4

Bathrooms 3.00

Full Baths 1
Half Baths 2

Square Footage 1,190 Acres 0.07 Year Built 1978

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 283 Abinger Crescent Ne

Subdivision Abbeydale
City Calgary
County Calgary
Province Alberta
Postal Code T2A6L2

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached, Parking Pad, RV Access/Parking

# of Garages 2

## Interior

Interior Features No Smoking Home, Open Floorplan

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings

Heating Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard, Front Yard, Lawn, Level, Low Maintenance

Landscape, Street Lighting

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 30th, 2025

Days on Market 11

Zoning R-CG

# **Listing Details**

Listing Office Real Broker

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