

# \$538,800 - 256 Abinger Crescent Ne, Calgary

MLS® #A2232468

**\$538,800**

4 Bedroom, 3.00 Bathroom, 1,242 sqft

Residential on 0.07 Acres

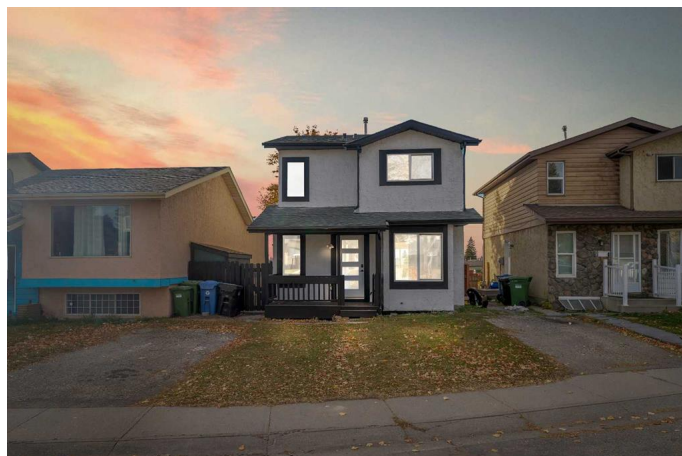
Abbeydale, Calgary, Alberta

FULLY RENOVATED! ILLEGAL SUITE  
SEPARATE ENTRY/LAUNDRY, 4 BEDS, 3  
BATHS, BACKYARD - Welcome to this fully  
renovated home with MODERN FINISHING  
AND ELEGANT DESIGNS - This home  
features a main floor with large windows that  
bring in a lot of natural light. The kitchen and  
dining room are in an open floor plan layout  
with a connected living room. The kitchen is  
equipped with all stainless steel appliances  
and sleek, high gloss cabinetry. In the living  
room, a fireplace with accent wall warms the  
space and provides BACKYARD access. The  
ILLEGAL BASEMENT SUITE offers a ONE  
BEDROOM LIVING SPACE with one  
bathroom, separate laundry and full kitchen.  
This home is in a solid location with shops  
schools and parks all close by.

Built in 1979

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2232468  |
| Price          | \$538,800 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,242     |
| Acres          | 0.07      |
| Year Built     | 1979      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | 2 Storey    |
| Status   | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 256 Abinger Crescent Ne |
| Subdivision | Abbeydale               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2A 6L3                 |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer                |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other                                      |
| Lot Description   | Back Yard, Lawn, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                            |
| Construction      | Stucco, Wood Frame                         |
| Foundation        | Poured Concrete                            |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 18th, 2025 |
| Days on Market | 9               |

Zoning

R-CG

Listing Details

Listing Office

Real Broker

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