

# \$499,900 - 224 Abinger Crescent Ne, Calgary

MLS® #A2242257

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,301 sqft

Residential on 0.09 Acres

Abbeydale, Calgary, Alberta

FULLY RENOVATED!! 4 BEDROOMS 3 BATHROOMS!! OVER 1800+ SQFT OF LIVING SPACE!! NEW ROOF & WINDOWS!! PRIME LOCATION IN ABBEYDALE!! Step inside this beautifully updated home featuring an open-concept main floor with a bright living area, spacious dining and a modern kitchen with brand new stainless steel appliances, pantry and a convenient 2pc bath! Upstairs offers 3 cozy bedrooms and a sleek 4pc bathroom. The basement is fully finished with a large rec room, an additional bedroom, 4pc bath, and laundry. Located close to schools, parks, and the community hall – this home is move-in ready and perfect for families! DON'T MISS THIS TURN-KEY GEM IN A FAMILY-FRIENDLY NEIGHBOURHOOD!!

Built in 1979

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2242257    |
| Price          | \$499,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,301       |
| Acres          | 0.09        |
| Year Built     | 1979        |
| Type           | Residential |



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

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 224 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 | Open Floorplan, See Remarks                                                 |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                     |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Electric                                                                    |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

### **Exterior**

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Other                            |
| Lot Description   | Back Yard                        |
| Roof              | Asphalt Shingle                  |
| Construction      | Stucco, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 22              |
| Zoning         | R-CG            |

Listing Details

Listing Office                      Real Broker

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