

\$459,000 - 111 Abinger Crescent Ne, Calgary

MLS® #A2258871

\$459,000

3 Bedroom, 2.00 Bathroom, 1,305 sqft

Single Family on 0.07 Acres

Abbeydale, Calgary, Alberta

The best 3-bedroom single house you can find in Abbeydale – Priced in Mid-\$400s Major updates include: new kitchen (2023), new windows (2020), hardwood flooring on the main (2024), vinyl plank upstairs (2015), fresh paint on ceilings and walls (2025), hot water tank (2020), furnace (2013), plus solar panels (2023) and EV charging rough-in (2025). No carpet throughout the home for easy cleaning and maintenance. On the main floor, enjoy a bright open living and dining space leading to a modern kitchen with a workstation sink, water filtration system, gas stove, and powerful range hood. Upstairs offers three good-sized bedrooms with low-maintenance flooring and a newly updated bathroom. The west-facing backyard features a spacious covered deck with shade curtains and a fire pit for year-round enjoyment. A single detached garage comes with a brand-new roof and 220V EV charging wiring. This home is located in family-friendly Abbeydale, within walking distance to Abbeydale School (K-5), and close to Dr. Gladys M. Egbert School (6-9) and Forest Lawn High School (10-12). Nearby amenities include the Abbeydale Community Centre, Village Square Leisure Centre (5 min), T&T Supermarket (7 min), Costco (10 min), and Elliston Park, home of Calgary's annual GlobalFest fireworks festival. Quick access to Stoney Trail, 16th Avenue, and major bus routes makes commuting convenient. (id:6289)



Built in 1978

Essential Information

Listing #	A2258871
Price	\$459,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,305
Acres	0.07
Year Built	1978
Type	Single Family
Sub-Type	Freehold

Community Information

Address	111 Abinger Crescent Ne
Subdivision	Abbeydale
City	Calgary
Province	Alberta
Postal Code	T2A6L2

Amenities

Amenities	Playground, Schools, Shopping
Features	Back lane, No Animal Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Refrigerator, Gas stove(s), Hood Fan, Washer & Dryer
Heating	Natural gas Central heating, Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office

Real Broker



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