

\$549,000 - 99 Abingdon Crescent Ne, Calgary

MLS® #A2268364

\$549,000

4 Bedroom, 2.00 Bathroom, 949 sqft

Single Family on 0.10 Acres

Abbeydale, Calgary, Alberta

Renovated Bungalow Facing a Park –
BRAND NEW Detached Double Garage
Included. Location, lifestyle, and value come
together in this wonderfully RENOVATED
4-bedroom, 2-bathroom bungalow, ideally
located in the heart of Abbeydale - directly
across from a little PARK & PLAYGROUND &
tucked into a quiet, family-friendly street.
Whether you're searching for your first home
or a move-up property with room to grow, this
thoughtfully maintained home checks all the
boxes. Sitting on a generous lot with a sunlit
Northeast front and Southwest back exposure,
this property welcomes you with CHARMING
curb appeal, a tidy yard, and front VIEWS of
the open park - providing a daily dose of
nature right outside your door. Step inside to
discover a BRIGHT & beautifully designed
main floor, where recent renovations & quality
updates create a warm and STYLISH living
environment. Luxury wide-plank vinyl flooring
flows seamlessly throughout main living and
dining area, setting the stage for easy family
living and effortless entertaining. Large
windows flood the space with natural light,
giving the home an airy, inviting feel from the
moment you arrive. At the heart of the home is
a fully renovated, MODERN kitchen that truly
delivers on both form and function. Crisp white
cabinetry, premium quartz countertops, a
classic subway tile backsplash, and quality
stainless steel appliances make this kitchen a
DREAM for home chefs and design lovers
alike. Whether you're whipping up weeknight



dinners or hosting holiday meals, this space is equipped to handle it all with ease and ELEGANCE. The main level offers three generously sized bedrooms, including a comfortable primary retreat with a large closet & window overlooking the backyard. Each bedroom has been well maintained, offering flexibility for families, guests, or a dedicated home office. The main bathroom has been COMPLETELY transformed into a spa-like retreat, featuring stunning designer tile, quartz countertops, a custom vanity with an undermount sink, and stylish plumbing fixtures - all thoughtfully chosen to ELEVATE your daily routines. Downstairs, the fully finished basement expands your living space with a massive family/recreation room, ideal for movie nights, games, formal dining or relaxing with loved ones. A spacious fourth bedroom, updated second bathroom, and dedicated laundry/storage/utility room add versatility & functionality to this lower level - perfect for multi-generational living. The backyard is fully landscaped and fenced, offering a QUIET and private retreat for play, gardening, or summer BBQs. A BRAND NEW Detached Double Garage & storage shed round out the property, ensuring convenience and plenty of space for all your lifestyle needs. Homes like this are RARELY available in such a PRIME LOCATION - just steps from parks, schools & everyday amenities, with quick access to 16th Avenue, Stoney Trail, and downtown Calgary. Don't miss out - CALL TODAY for a PRIVATE TOUR!! (id:6289)

Built in 1981

Essential Information

Listing #	A2268364
Price	\$549,000
Bedrooms	4

Bathrooms	2.00
Square Footage	949
Acres	0.10
Year Built	1981
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	99 Abingdon Crescent Ne
Subdivision	Abbeydale
City	Calgary
Province	Alberta
Postal Code	T2A6W8

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, PVC window, No Animal Home, No Smoking Home
Parking Spaces	3
Parking	Detached Garage, Parking Pad, RV
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Natural gas Forced air
Cooling	None
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	MaxWell Capital Realty
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