

# \$525,000 - 224 Abinger Crescent Ne, Calgary

MLS® #A2230250

**\$525,000**

4 Bedroom, 3.00 Bathroom, 1,301 sqft

Residential on 0.09 Acres

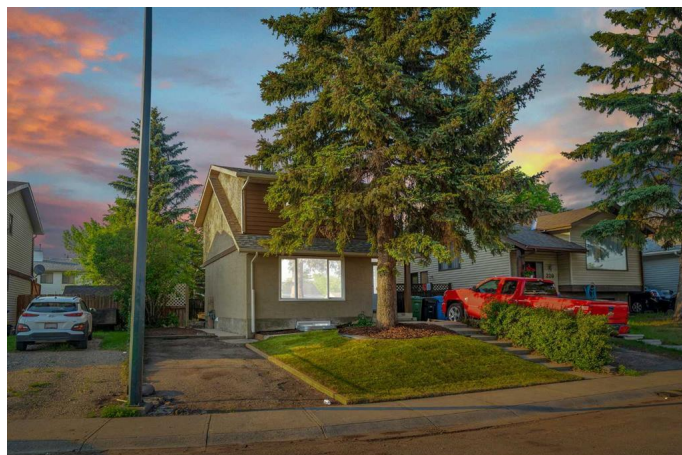
Abbeydale, Calgary, Alberta

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® #	A2230250
Price	\$525,000
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	June 12th, 2025
Days on Market	5
Zoning	R-CG

**Listing Details**

Listing Office                      Real Broker

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