

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

MLS® #A2232468

**\$538,800**

4 Bedroom, 3.00 Bathroom, 1,242 sqft

Residential on 0.07 Acres

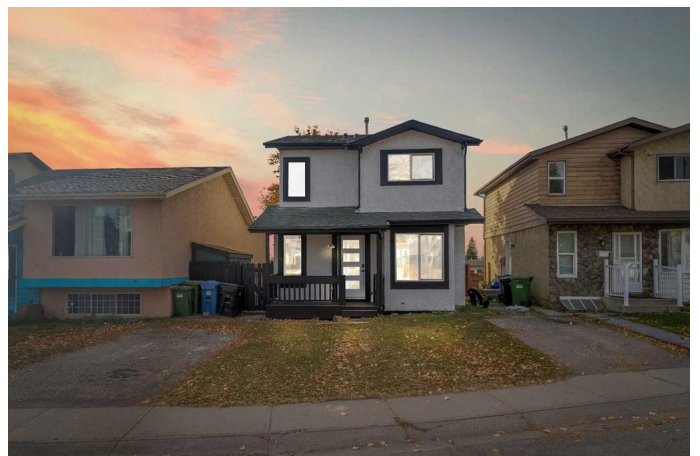
Abbeydale, Calgary, Alberta

**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	17

Zoning                      R-CG

**Listing Details**

Listing Office              Real Broker

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