

\$520,000 - 283 Abinger Crescent Ne, Calgary

MLS® #A2235738

\$520,000

4 Bedroom, 3.00 Bathroom, 1,190 sqft

Residential on 0.07 Acres

Abbeydale, Calgary, Alberta

Welcome to 283 Abinger Crescent NE, a fully finished and recently updated home in the family-friendly community of Abbeydale. This well-maintained property offers 3+1 bedrooms, 1 full bath, and 2 renovated half baths, making it perfect for families, first-time buyers, or investors.

Step inside to find new flooring on the main level, fresh paint throughout most of the home (except the primary bedroom), and newer light fixtures adding a modern touch. The main floor half bath was updated approximately 6 years ago, and the basement half bath was just fully remodeled.

Upstairs, enjoy newer windows, bringing in plenty of natural light. The finished basement offers a spacious rec room, an additional fourth bedroom, and extra storage space.

The exterior features a finished garage, roof replaced in 2020, and a hot water tank (installed in 2016 with approximately 1 year of warranty remaining). The carpets have recently been professionally cleaned, making this home truly move-in ready.

Located on a quiet crescent, youâ€™ll love the proximity to parks, schools, transit, and easy access to Stoney Trail and downtown Calgary.

Donâ€™t miss this great opportunity to own a



beautifully cared-for home in a well-established neighborhood.

Built in 1978

Essential Information

MLS® #	A2235738
Price	\$520,000
Bedrooms	4
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,190
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	283 Abinger Crescent Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A6L2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Parking Pad, RV Access/Parking
# of Garages	2

Interior

Interior Features	No Smoking Home, Open Floorplan
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 30th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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