\$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.

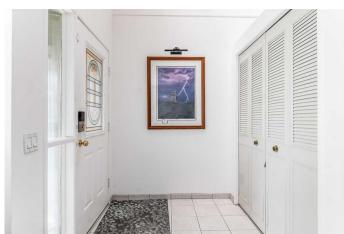
Upstairs, enjoy newer windows, bringing in plenty of natural light. The finished basement offers a spacious rec room, an additional fourth bedroom, and extra storage space.

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, you'II love the proximity to parks, schools, transit, and easy access to Stoney Trail and downtown Calgary.

Don'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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