

\$449,900 - 90 Abalone Crescent Ne, Calgary

MLS® #A2252528

\$449,900

4 Bedroom, 2.00 Bathroom, 1,105 sqft

Residential on 0.07 Acres

Abbeydale, Calgary, Alberta

Beautiful 3 bedroom 2 story , walk to element school. main floor has a combine living room and dining room. 3 bedroom upstairs. newer vinyl plank and laminate flooring throughout , beautiful stair steps with quality vinyl sheet. Seller is willing to put new kitchen cabinets and quart countertops and dishwasher in the kitchen for buyer and new vinyl plank for recreation room in basement for additional \$9000.00. Basement is fully finished and has a recreation room. Back yard has a deck and fully fence. It is very nice , and will show pride of ownership after the new kitchen renovation.

Built in 1981

Essential Information

MLS® #	A2252528
Price	\$449,900
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,105
Acres	0.07
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active



Community Information

Address	90 Abalone Crescent Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A6X8

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Bathroom Rough-in, Bookcases, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting
Appliances	Dryer, Refrigerator, Stove(s), Washer
Heating	Baseboard, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Rectangular Lot
Roof	Asphalt
Construction	Vinyl Siding
Foundation	See Remarks

Additional Information

Date Listed	August 29th, 2025
Days on Market	20
Zoning	R-CG

Listing Details

Listing Office	First Place Realty
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