



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

283 Abinger Crescent NE
Calgary, Alberta

MLS # A2235738



\$520,000

Division:	Abbeydale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,190 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

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'll 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.