



**GRASSROOTS**  
REALTY GROUP

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**328 Abinger Crescent NE**  
**Calgary, Alberta**

**MLS # A2237593**



**\$519,900**

<b>Division:</b>	Abbeydale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,233 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

FULLY RENOVATED | MOVE-IN READY | ILLEGAL BASEMENT SUITE | IMMEDIATE POSSESSION Welcome to 328 Abinger Crescent NE – a beautifully renovated, fully finished home offering exceptional value in a quiet and convenient location. This home features 3 spacious bedrooms and 1.5 bathrooms on the main level, plus a separate-entry illegal 1-bedroom basement suite, perfect for extended family or rental income. Recent upgrades include a newer roof, updated windows, and a fully rebuilt west-facing deck – ideal for outdoor relaxation and entertaining. The interior has been completely renovated with modern finishes, updated flooring, stylish kitchens and bathrooms, and fresh paint throughout – all ready for you to move in and enjoy. Located close to schools, shopping, parks, and transit, this property offers both comfort and convenience for any lifestyle. Immediate possession available – don't miss your chance to own this turnkey home!