



GRASSROOTS
REALTY GROUP

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224 Abinger Crescent NE
Calgary, Alberta

MLS # A2240949



\$514,900

Division:	Abbeydale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,301 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: N/A

FULLY RENOVATED!! 4 BEDROOMS 3 BATHROOMS!! OVER 1800+ SQFT OF LIVING SPACE!! NEW ROOF & WINDOWS!! PRIME LOCATION IN ABBEYDALE!! Step inside this beautifully updated home featuring an open-concept main floor with a bright living area, spacious dining and a modern kitchen with brand new stainless steel appliances, pantry and a convenient 2pc bath! Upstairs offers 3 cozy bedrooms and a sleek 4pc bathroom. The basement is fully finished with a large rec room, an additional bedroom, 4pc bath, and laundry. Located close to schools, parks, and the community hall — this home is move-in ready and perfect for families! DON’T MISS THIS TURN-KEY GEM IN A FAMILY-FRIENDLY NEIGHBOURHOOD!!