



GRASSROOTS
REALTY GROUP

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111 ABINGER Crescent NE
Calgary, Alberta

MLS # A2258871



\$499,000

Division:	Abbeydale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,305 sq.ft.	Age:	1978 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	220 Volt Wiring, Garage Door Opener, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: freezer in the basement; Electronic Water Descaler

The best 3-bedroom single house you can find in Abbeydale — all under \$500K! Major updates include: new kitchen (2023), new windows (2020), hardwood flooring on the main (2024), vinyl plank upstairs (2015), fresh paint on ceilings and walls (2025), hot water tank (2020), furnace (2013), plus solar panels (2023) and EV charging rough-in (2025). No carpet throughout the home for easy cleaning and maintenance. On the main floor, enjoy a bright open living and dining space leading to a modern kitchen with a workstation sink, water filtration system, gas stove, and powerful range hood. Upstairs offers three good-sized bedrooms with low-maintenance flooring and a newly updated bathroom. The west-facing backyard features a spacious covered deck with shade curtains and a fire pit for year-round enjoyment. A single detached garage comes with a brand-new roof and 220V EV charging wiring. This home is located in family-friendly Abbeydale, within walking distance to Abbeydale School (K–5), and close to Dr. Gladys M. Egbert School (6–9) and Forest Lawn High School (10–12). Nearby amenities include the Abbeydale Community Centre, Village Square Leisure Centre (5 min), T&T Supermarket (7 min), Costco (10 min), and Elliston Park, home of Calgary's annual GlobalFest fireworks festival. Quick access to Stoney Trail, 16th Avenue, and major bus routes makes commuting convenient.