



GRASSROOTS
REALTY GROUP

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

272 Abinger Crescent NE
Calgary, Alberta

MLS # A2284543



\$489,000

Division:	Abbeydale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,279 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Welcome to this beautifully updated 1,279 sq. ft. two-story home, where comfort meets unbeatable convenience. The exterior offers exceptional curb appeal and peace of mind with a low-maintenance stucco and stone finish, a convenient front parking pad, and a brand-new roof replaced in 2025. Step inside to find a bright, open-concept living space and a sun-drenched kitchen, both elevated by stunning new vinyl flooring that flows throughout the main level. This floor is completed by a thoughtful powder room, perfect for guests. Upstairs serves as a private retreat with three generously sized bedrooms and a full bathroom, while the fully finished illegal basement expands your living area with a spacious family room—also featuring new vinyl flooring—and an additional full bathroom. Outdoor living is a highlight here, featuring a larger backyard with an access gate that opens directly onto the neighborhood walkway. The location is a commuter's dream, situated just minutes from both Stoney Trail and Deerfoot Trail for quick access across the city. With schools, grocery stores, and parks all within close proximity, this move-in-ready gem combines durability, modern upgrades, and a prime location.