



**332 Abinger Crescent NE
Calgary, Alberta**

MLS # A2287990



\$549,990

Division:	Abbeydale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,300 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: N/A

This is the home you've been waiting for!! First time buyers, young families and savvy real estate investors are going to love this illegally SUITED home on an OVERSIZED corner LOT bursting with potential. Side alley allows for easy access to the rear yard for possible RV parking. Attractive to families as it is so close to both schools, playgrounds and green spaces just down the street. Appealing to renters thanks to the bus stop so close to the home – this home is incredibly versatile! In addition, easy access to major thoroughfares and a variety of shops and restaurants make this a much sought-after community. This beautifully renovated classic two-storey home offers 3 BEDROOMS PLUS 1 more in the illegally suited basement with a convenient SEPARATE ENTRANCE. Almost 1800 SQFT in overall living space including the basement! The bright open layout comes with a MODERN touch! Beautiful, simple, elegant kitchen with generous custom cabinets, QUARTZ COUNTERTOPS, pantry, and upgraded appliances. Primary bedroom as well as all upper floor bedrooms are generous and spacious. This home is sure to impress with its extensive updates, and (illegal) basement suite (note separate laundry for lower and upper suites). As you enter, you will be greeted with high ceilings, and a bright and spacious living room, perfect for entertaining. Enjoy formal dinners in the dining room with gorgeous light fixtures on the main floor all connected in an open layout. Throughout, you will notice large windows, and updated lighting, giving the home a light and vibrant feel. When you head downstairs, you will love the spacious rec room, huge new kitchen with stainless steel appliances, quartz countertops, and ample room for dining. The basement also has an additional 4th bedroom, 4pc bathroom, and laundry. With all amenities at your fingertips (including

schools, playgrounds, parks, shopping, transit, tennis courts, skating rink and a great community center with year-round activities for all ages and more) this home has it all! Book your private showing today!