



**172 Abinger Crescent NE  
Calgary, Alberta**

**MLS # A2297799**



**\$519,900**

<b>Division:</b>	Abbeydale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,173 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Rectangular L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage		

**Inclusions:** N/A

**FULLY RENOVATED HOME | ILLEGAL BASEMENT SUITE | NEW FURNACE & WINDOWS | BACKING ONTO GREEN SPACE**  
 &mdash; Thoughtful updates throughout this home introduce a fresh, modern feel while maintaining everyday functionality for growing households or multi-generational living. A completely separate illegal basement suite with private entry and its own laundry enhances flexibility for extended family or future possibilities. A charming front porch welcomes guests while setting the tone for quiet morning coffee or relaxed evenings unwinding. Durable LVP flooring stretches across the main level, complemented by added recessed lighting that brightens each space beautifully. Effortlessly, prepare meals in the beautifully renovated kitchen showcasing stone countertops, stainless steel appliances, sleek cabinetry and a stylish backsplash, all arranged for both efficiency and visual appeal. Gather in the adjacent dining area where bayed windows frame the space and encourage connection over shared meals. Relax comfortably in the living area where a gas fireplace anchors the room and custom built-ins add both character and practical storage. Oversized windows paired with patio sliders draw in natural light while creating a seamless transition to the backyard for simplified indoor and outdoor living. A refreshed powder room completes the main level with clean, modern finishes. Head upstairs where LVP flooring continues without any carpet, supporting easy maintenance and a cohesive look. Enjoy the convenience of upper laundry while 3 bright bedrooms accommodate family or guests with ease. Refresh daily routines in the updated 4-piece bathroom finished with contemporary styling. Discover additional living space downstairs where the illegal suite presents an open layout, full kitchen with full-height cabinetry, separate laundry, a spacious bedroom

and a modern 3-piece bathroom, all designed for comfort and independence. Step outside to a west-facing backyard where mature landscaping surrounds a fully fenced yard, offering ample room for kids and pets to play. Backing directly onto green space with sports fields and an outdoor skating rink extends recreational options while eliminating rear neighbours. Take advantage of off-street parking via the front driveway for added convenience. Situated in the established and family-oriented community of Abbeydale, this location places schools, parks, pathways, transit, tennis courts and a vibrant community centre within easy reach, while nearby shops and major routes simplify daily errands and commuting.