

\$558,800 - 256 Abinger Crescent Ne, Calgary

MLS® #A2207135

\$558,800

4 Bedroom, 3.00 Bathroom, 1,242 sqft
Residential on 0.01 Acres

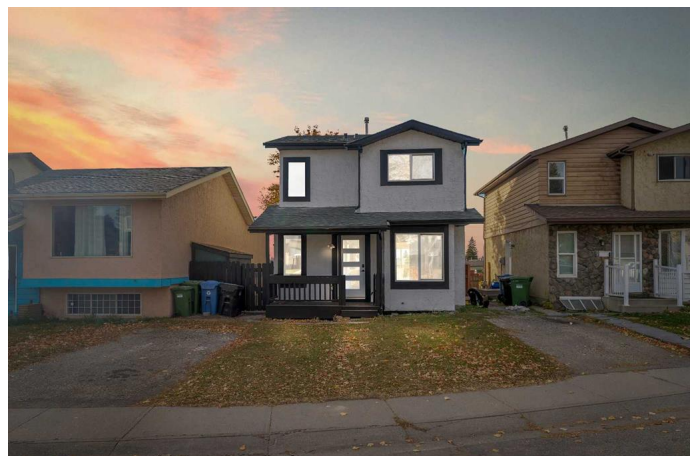
Abbeydale, Calgary, Alberta

FULLY RENOVATED! ILLEGAL SUITE
SEPARATE ENTRY/LAUNDRY, 4 BEDS, 3
BATHS, BACKYARD - Welcome to this fully
renovated home with MODERN FINISHING
AND ELEGANT DESIGNS - This home
features a main floor with large windows that
bring in a lot of natural light. The kitchen and
dining room are in an open floor plan layout
with a connected living room. The kitchen is
equipped with all stainless steel appliances
and sleek, high gloss cabinetry. In the living
room, a fireplace with accent wall warms the
space and provides BACKYARD access. The
ILLEGAL BASEMENT SUITE offers a ONE
BEDROOM LIVING SPACE with one
bathroom, separate laundry and full kitchen.
This home is in a solid location with shops
schools and parks all close by.

Built in 1979

Essential Information

| | |
|----------------|-----------|
| MLS® # | A2207135 |
| Price | \$558,800 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,242 |
| Acres | 0.01 |
| Year Built | 1979 |



| | |
|----------|-------------|
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 256 Abinger Crescent Ne |
| Subdivision | Abbeydale |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A 6L3 |

Amenities

| | |
|----------------|-------------|
| Parking Spaces | 2 |
| Parking | Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage |
| Appliances | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full, Suite |

Exterior

| | |
|-------------------|--|
| Exterior Features | Other |
| Lot Description | Back Yard, Lawn, Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 31st, 2025 |
| Days on Market | 4 |

Zoning R-CG

Listing Details

Listing Office Real Broker

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