

# \$499,888 - 283 Abinger Crescent Ne, Calgary

MLS® #A2235738

**\$499,888**

4 Bedroom, 3.00 Bathroom, 1,190 sqft

Residential on 0.07 Acres

Abbeydale, Calgary, Alberta

Welcome to 283 Abinger Crescent NE, a fully finished and recently updated home in the family-friendly community of Abbeydale. This well-maintained property offers 3+1 bedrooms, 1 full bath, and 2 renovated half baths, making it perfect for families, first-time buyers, or investors.

Step inside to find new flooring on the main level, fresh paint throughout most of the home (except the primary bedroom), and newer light fixtures adding a modern touch. The main floor half bath was updated approximately 6 years ago, and the basement half bath was just fully remodeled.

Upstairs, enjoy newer windows, bringing in plenty of natural light. The finished basement offers a spacious rec room, an additional fourth bedroom, and extra storage space.

The exterior features a finished garage, roof replaced in 2020, and a hot water tank (installed in 2016 with approximately 1 year of warranty remaining). The carpets have recently been professionally cleaned, making this home truly move-in ready.

Located on a quiet crescent, you'll love the proximity to parks, schools, transit, and easy access to Stoney Trail and downtown Calgary.

Don't miss this great opportunity to own a



beautifully cared-for home in a well-established neighborhood.

Built in 1978

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2235738    |
| Price          | \$499,888   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 1           |
| Half Baths     | 2           |
| Square Footage | 1,190       |
| Acres          | 0.07        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 283 Abinger Crescent Ne |
| Subdivision | Abbeydale               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2A6L2                  |

**Amenities**

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 2                                                      |
| Parking        | Double Garage Detached, Parking Pad, RV Access/Parking |
| # of Garages   | 2                                                      |

**Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan                                                      |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                           |
| Cooling           | None                                                                                 |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                                  |
| Foundation        | Poured Concrete                                                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 50              |
| Zoning         | R-CG            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.