

# \$529,000 - 172 Abinger Crescent Ne, Calgary

MLS® #A2194709

**\$529,000**

3 Bedroom, 2.00 Bathroom, 1,189 sqft

Residential on 0.08 Acres

Abbeydale, Calgary, Alberta

Affordable Family Home in Abbeydale â€“ Great Investment Opportunity! Welcome to 172 Abinger Crescent, a fantastic 3-bedroom, 1.5-bathroom home in the heart of Abbeydale. Whether you're a first-time homebuyer or an investor looking for a rental property, this home offers exceptional value in a family-friendly community. Step inside to a spacious and inviting living room with large windows that fill the space with natural light. The functional kitchen offers ample NEW cabinetry and counter space, perfect for preparing meals with ease. Upstairs, youâ€™™ll find three well-sized bedrooms, including a primary bedroom with plenty of closet space. A full bathroom serves the upper level, making it a comfortable retreat for the whole family. The partially developed basement is ready for your personal touchâ€”whether you envision a recreation room, home office, or extra storage space. The backyard is perfect for kids and pets, with plenty of space for outdoor entertainment, gardening, or summer BBQs. Located on a quiet street, this home is just minutes from schools, parks, shopping, public transit, and major roadways like Stoney Trail and Memorial Drive for easy commuting. Donâ€™™t miss out on this affordable home in a great location! Book your showing today and see the potential for yourself!

Built in 1979

## Essential Information



MLS® #	A2194709
Price	\$529,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,189
Acres	0.08
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	172 Abinger Crescent Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6L3

### **Amenities**

Parking	None
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### **Interior**

Interior Features	Laminate Counters, Open Floorplan
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Storage
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Lot Description	Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 18th, 2025
Days on Market	106
Zoning	R-CG

### **Listing Details**

Listing Office	Sunflower Realty & Property Management Inc.
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