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

MLS® #A2194709

## \$529,000

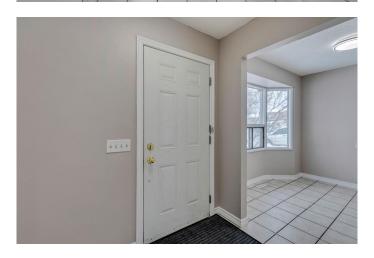
3 Bedroom, 2.00 Bathroom, 1,189 sqft Residential on 0.08 Acres

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, you'II 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. Don'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

### 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

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 98

Zoning R-CG

# **Listing Details**

Listing Office Sunflower Realty & Property Management Inc.

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