

# \$589,900 - 99 Abingdon Crescent Ne, Calgary

MLS® #A2226522

**\$589,900**

4 Bedroom, 2.00 Bathroom, 949 sqft

Residential on 0.10 Acres

Abbeydale, Calgary, Alberta

**\*\*OPEN HOUSE 6/21 SAT & 6/22 SUN at 1:00 PM - 4:00 PM\*\*** Renovated Bungalow Facing a Park – The Perfect Family Home. Location, lifestyle, and value come together in this wonderfully **RENOVATED** 4-bedroom, 2-bathroom bungalow, ideally located in the heart of Abbeydale - directly across from a little **PARK & PLAYGROUND** & tucked into a quiet, family-friendly street. Whether you're searching for your first home or a move-up property with room to grow, this thoughtfully maintained home checks all the boxes. Sitting on a generous lot with a sunlit Northeast front and Southwest back exposure, this property welcomes you with **CHARMING** curb appeal, a tidy yard, and front **VIEWS** of the open park - providing a daily dose of nature right outside your door. Step inside to discover a **BRIGHT &** beautifully designed main floor, where recent renovations & quality updates create a warm and **STYLISH** living environment. Luxury wide-plank vinyl flooring flows seamlessly throughout main living and dining area, setting the stage for easy family living and effortless entertaining. Large windows flood the space with natural light, giving the home an airy, inviting feel from the moment you arrive. At the heart of the home is a fully renovated, **MODERN** kitchen that truly delivers on both form and function. Crisp white cabinetry, premium quartz countertops, a classic subway tile backsplash, and quality stainless steel appliances make this kitchen a **DREAM** for home chefs and design lovers alike. Whether



you're whipping up weeknight dinners or hosting holiday meals, this space is equipped to handle it all with ease and ELEGANCE. The main level offers three generously sized bedrooms, including a comfortable primary retreat with a large closet & window overlooking the backyard. Each bedroom has been well maintained, offering flexibility for families, guests, or a dedicated home office. The main bathroom has been COMPLETELY transformed into a spa-like retreat, featuring stunning designer tile, quartz countertops, a custom vanity with an undermount sink, and stylish plumbing fixtures - all thoughtfully chosen to ELEVATE your daily routines. Downstairs, the fully finished basement expands your living space with a massive family/recreation room, ideal for movie nights, games, formal dining or relaxing with loved ones. A spacious fourth bedroom, updated second bathroom, and dedicated laundry/storage/utility room add versatility & functionality to this lower level - perfect for multi-generational living. The backyard is fully landscaped and fenced, offering a QUIET and private retreat for play, gardening, or summer BBQs. A large concrete parking pad & storage shed round out the property, ensuring convenience and plenty of space for all your lifestyle needs. Homes like this are RARELY available in such a PRIME LOCATION - just steps from parks, schools & everyday amenities, with quick access to 16th Avenue, Stoney Trail, and downtown Calgary. Don't miss out on this RARE opportunity - CALL TODAY for a PRIVATE TOUR!!

Built in 1981

### **Essential Information**

MLS® #	A2226522
Price	\$589,900
Bedrooms	4

Bathrooms	2.00
Full Baths	2
Square Footage	949
Acres	0.10
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	99 Abingdon Crescent Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6W8

### Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Off Street, Parking Pad, Paved, Stall

### Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 31st, 2025
Days on Market	20
Zoning	R-CG

**Listing Details**

Listing Office	MaxWell Capital Realty
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