

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

MLS® #A2207135

**\$558,800**

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

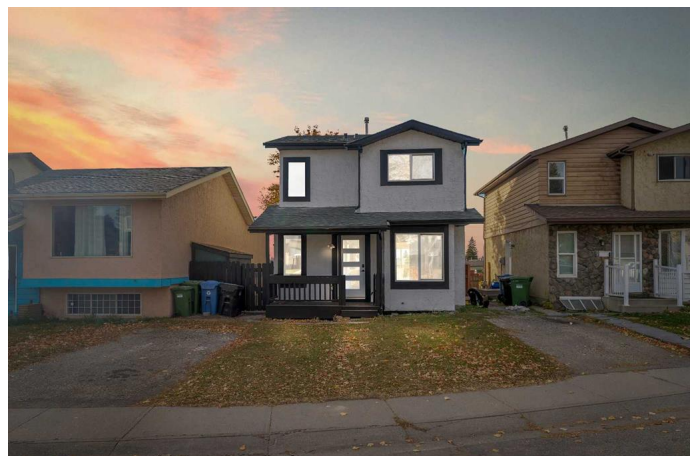
Abbeydale, Calgary, Alberta

**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	2

Zoning R-CG

## **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.