

# \$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 | 4                |

Zoning R-CG

## **Listing Details**

Listing Office Real Broker

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