

# \$509,888 - 283 Abinger Crescent Ne, Calgary

MLS® #A2235738

**\$509,888**

4 Bedroom, 3.00 Bathroom, 1,190 sqft  
Residential on 0.07 Acres

Abbeydale, Calgary, Alberta

Welcome to 283 Abinger Crescent NE, a fully finished and recently updated home in the family-friendly community of Abbeydale. This well-maintained property offers 3+1 bedrooms, 1 full bath, and 2 renovated half baths, making it perfect for families, first-time buyers, or investors.

Step inside to find new flooring on the main level, fresh paint throughout most of the home (except the primary bedroom), and newer light fixtures adding a modern touch. The main floor half bath was updated approximately 6 years ago, and the basement half bath was just fully remodeled.

Upstairs, enjoy newer windows, bringing in plenty of natural light. The finished basement offers a spacious rec room, an additional fourth bedroom, and extra storage space.

The exterior features a finished garage, roof replaced in 2020, and a hot water tank (installed in 2016 with approximately 1 year of warranty remaining). The carpets have recently been professionally cleaned, making this home truly move-in ready.

Located on a quiet crescent, you'll love the proximity to parks, schools, transit, and easy access to Stoney Trail and downtown Calgary.

Don't miss this great opportunity to own a



beautifully cared-for home in a well-established neighborhood.

Built in 1978

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2235738    |
| Price          | \$509,888   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 1           |
| Half Baths     | 2           |
| Square Footage | 1,190       |
| Acres          | 0.07        |
| Year Built     | 1978        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 283 Abinger Crescent Ne |
| Subdivision | Abbeydale               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2A6L2                  |

**Amenities**

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 2                                                      |
| Parking        | Double Garage Detached, Parking Pad, RV Access/Parking |
| # of Garages   | 2                                                      |

**Interior**

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan                                                      |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                           |
| Cooling           | None                                                                                 |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior Features | Other                                                                                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscape, Street Lighting |
| Roof              | Asphalt Shingle                                                                           |
| Construction      | Vinyl Siding, Wood Frame                                                                  |
| Foundation        | Poured Concrete                                                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 32              |
| Zoning         | R-CG            |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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