

# \$538,800 - 256 Abinger Crescent Ne, Calgary

MLS® #A2232468

**\$538,800**

4 Bedroom, 3.00 Bathroom, 1,242 sqft

Residential on 0.07 Acres

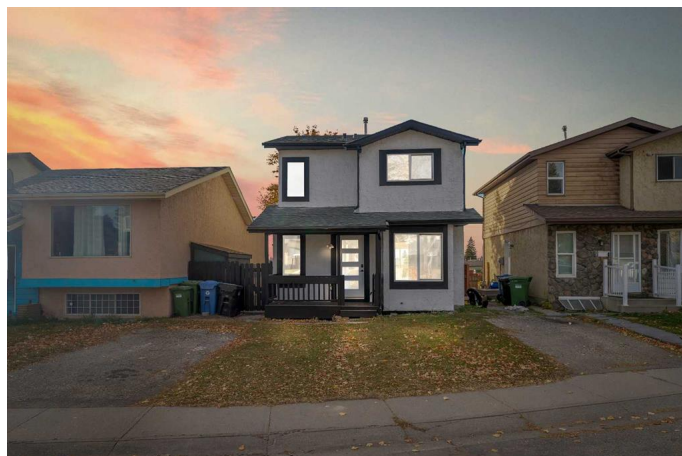
Abbeydale, Calgary, Alberta

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® #	A2232468
Price	\$538,800
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,242
Acres	0.07
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	June 18th, 2025
Days on Market	27

Zoning

R-CG

Listing Details

Listing Office

Real Broker

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.