

# \$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, youâ€™ll love the proximity to parks, schools, transit, and easy access to Stoney Trail and downtown Calgary.

Donâ€™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	23
Zoning	R-CG

## Listing Details

Listing Office	Real Broker
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