

# \$499,900 - 328 Abinger Crescent Ne, Calgary

MLS® #A2237593

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,233 sqft

Residential on 0.07 Acres

Abbeydale, Calgary, Alberta

FULLY RENOVATED | MOVE-IN READY |  
ILLEGAL BASEMENT SUITE | IMMEDIATE  
POSSESSION

Welcome to 328 Abinger Crescent NE – a beautifully renovated, fully finished home offering exceptional value in a quiet and convenient location. This home features 3 spacious bedrooms and 1.5 bathrooms on the main level, plus a separate-entry illegal 1-bedroom basement suite, perfect for extended family or rental income.

Recent upgrades include a newer roof, updated windows, and a fully rebuilt west-facing deck – ideal for outdoor relaxation and entertaining. The interior has been completely renovated with modern finishes, updated flooring, stylish kitchens and bathrooms, and fresh paint throughout – all ready for you to move in and enjoy.

Located close to schools, shopping, parks, and transit, this property offers both comfort and convenience for any lifestyle.

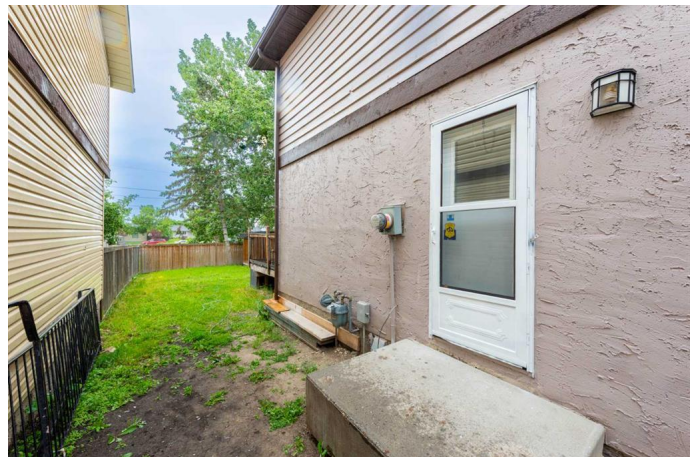
Immediate possession available – don't miss your chance to own this turnkey home!

Built in 1979

## Essential Information

MLS® #                   A2237593

Price                     \$499,900



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,233       |
| Acres          | 0.07        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 328 Abinger Crescent Ne |
| Subdivision | Abbeydale               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2A 6L3                 |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 1           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | See Remarks                                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Exterior Entry, Finished, Full, Suite                               |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage |
| Lot Description   | Back Yard, Landscaped, Lawn, Private    |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding, Wood Frame                |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 25              |
| Zoning         | R-CG            |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | MaxWell Central |
|----------------|-----------------|

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.