

\$499,000 - 315 Abinger Crescent Ne, Calgary

MLS® #A2148959

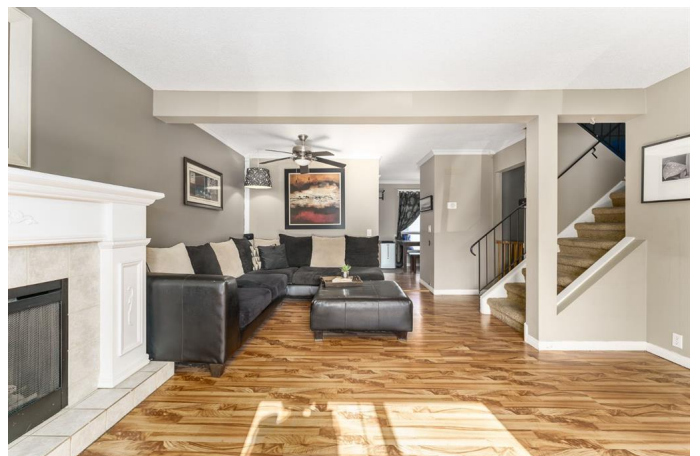
\$499,000

3 Bedroom, 2.00 Bathroom, 1,316 sqft

Residential on 0.07 Acres

Abbeydale, Calgary, Alberta

Nestled on a peaceful crescent in family-friendly Abbeydale, this charming 3-bedroom home awaits. Step inside and discover a spacious open-to-above foyer boasting a large coat closet with built-in shelving for effortless organization. The main floor exudes elegance with crown moulding throughout. A fireplace creates a warm and inviting ambiance, while a large picture window fills the space with an abundance of natural light. Underfoot, gleaming laminate flooring adds a touch of sophistication. The updated kitchen is a chef's delight, featuring gleaming stainless steel appliances and a stylish backsplash. A generous pantry with built-in shelving offers ample storage for all your culinary essentials. Off the kitchen, you can access the two-tiered rear deck – perfect for summertime barbecues. An updated 2-piece powder room completes the main floor. Ascend the stairs to discover 3 well-proportioned bedrooms, each offering a peaceful retreat. The primary bedroom boasts a massive closet and ample space to accommodate a king-sized bed, ensuring a comfortable haven for relaxation. A 4-piece bathroom with modern fixtures serves the upper level. The two additional bedrooms each with ample closet space, ideal for children, guests, or a home office. The partially finished basement provides additional living space, featuring laminate flooring and a feature wall – perfect for a family room, home gym, or entertainment area. This exceptional home



boasts a double detached garage with rear lane access plus an RV parking space, offering convenient parking and additional storage space. The residence is ideally situated within walking distance of both Abbeydale School and St. Kateri Tekakwitha School, perfect for families. Enjoy quick access to 16 Avenue NE and Stony Trail for effortless commutes. For your shopping needs, numerous amenities are just a short drive away, including Costco, Sunridge Mall, and Marlborough Mall. This captivating property offers a perfect blend of modern updates, classic charm, and a prime location within the desirable Abbeydale community.

Built in 1979

Essential Information

MLS® #	A2148959
Price	\$499,000
Sold Price	\$492,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,316
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	315 Abinger Crescent Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2A6L2

Amenities

Parking Spaces 3

Parking Additional Parking, Alley Access, Double Garage Detached, See Remarks

Interior

Interior Features Closet Organizers, Crown Molding, Pantry

Appliances Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Stove(s), Washer

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Living Room, Mantle

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Other

Lot Description Back Lane, Back Yard, Landscaped

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 17th, 2024

Date Sold September 11th, 2024

Days on Market 56

Zoning R-C2

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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