# \$449,900 - 553 Abinger Road Ne, Calgary

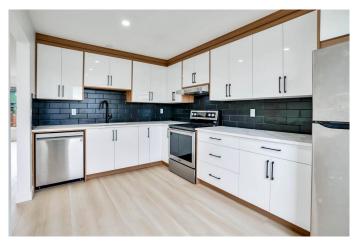
MLS® #A2231026

## \$449,900

4 Bedroom, 3.00 Bathroom, 1,117 sqft Residential on 0.05 Acres

Abbeydale, Calgary, Alberta

NO CONDO FEE! FULLY RENOVATED TOWNHOUSE! ACROSS FROM SCHOOL! This is a RARE NO CONDO FEE TOWNHOME located in the FAMILY FRIENDLY community of ABBEYDALE!This **FULLY RENOVATED UNIT INCLUDES** LUXURY VINYL PLANK, FEATURE WALL, BRAND NEW KITCHEN CABINETS. STAINLESS STEEL APPLIANCES.NEW WINDOWS AND WINDOW COVERINGS! As you enter the main floor greets you with a OPEN LIVING ROOM LOOKING ONTO YOUR DINING ROOM that showcases a FEATURE WALL. There is a BRAND NEW KITCHEN TWO TONE MODERN FLOOR TO CEILING CABINETS AND BRAND NEW STAINLESS STEEL APPLIANCES! There is also a 2PC BATH ON THE MAIN FLOOR! The **UPPER FLOOR features 3 SPACIOUS** BEDROOMS AND A 4PC (FULLY RENOVATED) BATHROOM! The BASEMENT has an additional BEDROOM AND 4PC BATHROOM as well as a HUGE REC ROOM! The BACKYARD is nicely landscaped and fenced that has ACCESS TO A BACK ALLEY FOR ADDITIONAL PARKING! The LOCATION is IDEAL as it fronts on to ABBEYDALE SCHOOL AND THE ABBEYDALE COMMUNITY CENTRE. There is also EASY ACCESS TO 68 ST NE, 16 AVE NE, STONEY TRAIL AND MEMORIAL DR NE!







#### **Essential Information**

MLS® # A2231026 Price \$449,900

Bedrooms 4

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,117
Acres 0.05
Year Built 1979

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 553 Abinger Road Ne

Subdivision Abbeydale
City Calgary
County Calgary
Province Alberta
Postal Code T2A6M4

#### **Amenities**

Parking Spaces 3

Parking Off Street

## Interior

Interior Features Quartz Counters, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed June 16th, 2025

Days on Market 14

Zoning M-CG d30

# **Listing Details**

Listing Office Real Broker

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