



**96 Abberfield Crescent NE  
Calgary, Alberta**

**MLS # A2283374**



**\$510,000**

<b>Division:</b>	Abbeydale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,280 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Covered, Double Garage Detached, Driveway, Garage Door Op		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Chandelier, Jetted Tub, Laminate Counters, Recessed Lighting		

**Inclusions:** n/a

New kitchen cabinet fronts just installed!! Tucked away on a quiet street in the heart of Abbeydale, this inviting 2-storey home welcomes you with warmth, light, and thoughtfully designed spaces that make everyday living feel effortless. This home has great curb appeal, with the convenience of a front driveway and an oversized heated rear double garage with a South back yard and all this just located kitty corner to the tot park. Approaching you'll notice there's a GOVEE lighting package on the exterior front, recently installed shingles, hardy board siding, soffit, fascia and eavestroughs and a welcoming porch :) Once inside you're gonna love the layout of this 2 storey home as it has a looped floor plan. leading to the breakfast nook area with a bay window leading to the bright welcoming kitchen where new professionally installed cabinet fronts, classic subway tile, and generous counter and cupboard space make cooking and gathering a pleasure. Sunlight pours into the adjoining dining area through oversized windows and patio door leading to the sunny south facing deck creating a cheerful space for family meals and morning coffee. The spacious living room is filled with natural light &mdash;perfect for relaxing, entertaining, or unwinding after a long day. There's a convenient main-floor half bath and side entrance complete this level. Upstairs, the comfortable primary bedroom offers his-and-her closets, while two additional well-sized bedrooms provide flexible space for children, guests, or a home office. A full 4-piece bathroom completes the upper floor. The fully finished basement expands your living space with endless possibilities&mdash;movie nights, a playroom, or a cozy family retreat. A spa-inspired 4-piece bathroom adds a touch of luxury with a deep jetted soaker tub, heated floors and a glass stand-up double shower, and ample storage. Rounding out the home

are features that add long-term value and peace of mind: newer shingles on the house and garage, durable Hardie board siding known for its longevity, fire resistance, and low-maintenance appeal, High efficiency furnace, Tankless water heater, Air Conditioning and lower laundry area finish the home. A double detached oversized heated garage with side yard is a standout bonus offering year-round comfort, extra storage, and space for hobbies or projects, siding on the garage was also recently updated. This is a well-cared-for home that blends comfort, function, and lasting value—ready to be yours.