



**283 Abinger Crescent NE  
Calgary, Alberta**

**MLS # A2298921**



**\$499,900**

<b>Division:</b>	Abbeydale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,227 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Double Garage Detached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Street Light		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Open Floorplan, Storage		

**Inclusions:** Shed

Welcome to this beautifully refreshed home in the heart of Abbeydale &mdash; a space that instantly feels bright, warm, and full of life. Sunlight pours through the main living area, where you can relax and enjoy a surprising mountain view right from your living room. It's the kind of home that feels good the moment you step inside. The main floor offers a great kitchen with plenty of room to cook and gather, along with a convenient 2-piece bathroom. Fresh paint throughout and professionally cleaned carpets make everything feel crisp, clean, and move-in ready. Head upstairs to find three comfortable bedrooms, all filled with natural light, plus a full 4-piece bathroom on the second level perfectly set up for family living. The finished basement adds even more flexibility, featuring a fourth bedroom, a cozy living/rec area, and an additional 2-piece bathroom. Whether you need guest space, a teen retreat, or a home office, this level gives you options. The roof was replaced in 2020, offering peace of mind for years to come. Located close to schools, parks, and transit, this home blends comfort, convenience, and value in one of Calgary's most established family communities. A bright, welcoming home with room to grow ready for its next chapter.