



GRASSROOTS
REALTY GROUP

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96 Abberfield Crescent NE
Calgary, Alberta

MLS # A2329296



\$499,900

Division:	Abbeydale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,873 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Covered, Double Garage Detached, Driveway, Garage Door Op		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscap		

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

Inclusions: N/A

Tucked away on a quiet street in the heart of Abbeydale, this welcoming 2-storey home offers the perfect blend of comfort, thoughtful updates, and everyday functionality. Located kitty-corner from a neighbourhood tot lot, it features a front driveway, a sunny south-facing backyard, and an oversized heated double detached garage—ideal for vehicles, hobbies, or extra storage. Step inside to a bright and inviting main floor where natural light fills the living and dining areas, creating warm, comfortable spaces for everyday living and family gatherings. The refreshed kitchen is ready for its next chapter with brand-new professionally installed cabinet fronts, classic subway tile backsplash, generous counter space, and plenty of storage. A charming bay-window breakfast nook is the perfect spot to enjoy your morning coffee, while patio doors lead to the sunny deck, making summer BBQs and backyard evenings easy to enjoy. A convenient 2-piece bathroom and side entrance complete the main level. Upstairs, you'll find three comfortable bedrooms, including a spacious primary retreat with his-and-her closets, along with a full 4-piece bathroom. The fully finished basement extends your living space with endless possibilities—whether it's a cozy movie room, kids' play area, home gym, or quiet place to unwind. The spa-inspired bathroom, complete with heated floors, a jetted soaker tub, and a separate glass shower, adds an unexpected touch of comfort. You'll also appreciate the many updates that add lasting value, including newer shingles, durable Hardie board siding, updated soffit, fascia and eavestroughs, updated garage siding, central air conditioning, a high-efficiency furnace, tankless hot water system, and a customizable GOVEE permanent exterior lighting system that adds year-round curb appeal. Close to schools, parks, shopping, transit, and major

commuter routes, this is a home that's been well cared for and thoughtfully updated—ready for new memories to be made.