

# \$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!

Built in 1979



## 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
Zoning	M-CG d30

### **Listing Details**

Listing Office	Real Broker
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