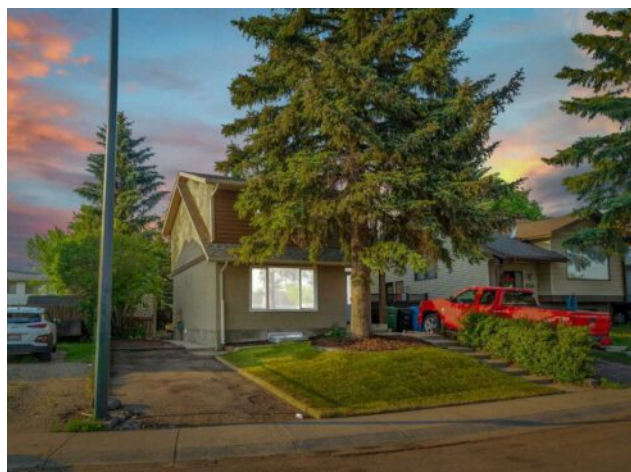


**224 Abinger Crescent NE
Calgary, Alberta**

MLS # A2242257



\$499,900

| | | | |
|------------------|-------------------|---------------|-------------------|
| Division: | Abbeydale | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,301 sq.ft. | Age: | 1979 (46 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|----------------------------------|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Stucco, Vinyl Siding, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan, See Remarks | | |

Inclusions: N/A

FULLY RENOVATED!! 4 BEDROOMS 3 BATHROOMS!! OVER 1800+ SQFT OF LIVING SPACE!! NEW ROOF & WINDOWS!! PRIME LOCATION IN ABBEYDALE!! Step inside this beautifully updated home featuring an open-concept main floor with a bright living area, spacious dining and a modern kitchen with brand new stainless steel appliances, pantry and a convenient 2pc bath! Upstairs offers 3 cozy bedrooms and a sleek 4pc bathroom. The basement is fully finished with a large rec room, an additional bedroom, 4pc bath, and laundry. Located close to schools, parks, and the community hall — this home is move-in ready and perfect for families! DON’T MISS THIS TURN-KEY GEM IN A FAMILY-FRIENDLY NEIGHBOURHOOD!!