

**352 Abinger Crescent NE
Calgary, Alberta**

MLS # A2280854



\$560,000

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	951 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: 2 refrigerators, 2 electric stoves, 2 microwaves, 2 dishwashers, 2 washer and dryers

OPEN HOUSE Saturday, Jan 24 from 3-5pm! Welcome to 352 Abinger Crescent NE—a rare opportunity to own a fully renovated property with a LEGAL SUITE! This highly versatile home offering exceptional value in Northeast Calgary. Featuring three bedrooms on the upper level (or 2 plus an office/den) and a fully legal two-bedroom basement suite, this property is ideal for multi-generational living or generating strong rental income. The main level is bright and welcoming, designed with an open-concept living, dining and eating area enhanced by high quality interior finishes throughout. Featuring luxury vinyl plank flooring, updated lighting, functional kitchen with modern cabinetry, brand new appliances and a generous kitchen island with the ability to have 4 or 5 bar stools allows this space to balance style with everyday practicality. Two generous-sized bedrooms, upstairs laundry and an additional bedroom/office/den, complete the upper level, offering comfort and flexibility for family living or work-from-home needs. The legal basement suite is as equally well-appointed, offering two spacious bedrooms, a full kitchen, and a comfortable living & dining area. A fully separate entrance and in suite laundry provides privacy and independence for occupants while maximizing revenue potential. Recent exterior upgrades add long-term peace of mind, including a newer roof, windows, fencing, and siding, improving both energy efficiency and curb appeal. The home is further complemented by an ample rear parking pad, delivering convenient off-street parking for multiple vehicles. Situated on a quiet street, steps from Abbeydale School (CBE, K–6) and community centre, this home is surrounded by family-friendly amenities. Additional nearby schools include Lester B. Pearson High School (CBE, 10–12), Chief Justice Milvain School (CBE, 7–9),

and St. Kateri Tekakwitha School (CCSD, K–6). Residents enjoy easy access to parks, playgrounds, and walking paths, along with nearby Village Square Leisure Centre, offering pools, fitness facilities, and recreation for all ages. Shopping, groceries, and daily conveniences are minutes away, with excellent access to public transit, Memorial Drive, 16 Avenue NE, and major commuter routes. Whether you're looking to live upstairs and rent the legal suite, accommodate extended family, or secure a solid investment in an established community, 352 Abinger Crescent NE delivers flexibility, upgrades, and a location that continues to perform. Book your showing today!