



559 Abinger Road NE
Calgary, Alberta

MLS # A2282503



\$429,786

Division: Abbeydale

Type: Residential/Five Plus

Style: 2 Storey

Size: 1,106 sq.ft. **Age:** 1979 (47 yrs old)

Beds: 3 **Baths:** 1 full / 1 half

Garage: Double Garage Detached

Lot Size: 0.06 Acre

Lot Feat: Back Lane, Back Yard, Rectangular Lot

Heating: Forced Air

Water: -

Floors: Carpet, Ceramic Tile, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stucco, Vinyl Siding

Zoning: M-CG d30

Foundation: Poured Concrete

Utilities: -

Features: Granite Counters, No Animal Home, No Smoking Home

Inclusions: N/A

This beautiful family home is bright and welcoming. Fully finished 2 story home with 3 bedrooms, 1 and 1/2 bathrooms, double detached garage. Conveniently located, close to many amenities. School is a very short walking distance making it ideal for families with children. Main level has many recent upgrades. New Luxury Vinyl flooring on the main level, newly renovated kitchen with quartz counters, stainless steel appliances, and lots of cabinet space, nice big living room and Dining room and 2 piece guest bathroom. Upstairs you will find 3 very good size bedrooms, and 4 piece bathroom. Custom blinds throughout the home. The newly built Double Detached garage that you will appreciate in the winter time. The lower level is fully finished with a large Family/Rec room, with a big window. The large backyard is ideal for your flower/vegetable garden and also for you to enjoy your summers on the very nice large deck and patio space. Minutes to schools, transit, bus stop. Close to parks and lots of greenspace, shopping and many essential services. This home is beautiful and bright and you will enjoy living here and making it your home.