

272 Abinger Crescent NE  
Calgary, Alberta

MLS # A2284543



## \$489,000

<b>Division:</b>	Abbeydale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,279 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

**Heating:** Central, Natural Gas

**Floors:** Carpet, Laminate, Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-CG

**Utilities:** -

**Inclusions:** N/A

Welcome to this beautifully updated 1,279 sq. ft. two-story home, where comfort meets unbeatable convenience. The exterior offers exceptional curb appeal and peace of mind with a low-maintenance stucco and stone finish, a convenient front parking pad, and a brand-new roof replaced in 2025. Step inside to find a bright, open-concept living space and a sun-drenched kitchen, both elevated by stunning new vinyl flooring that flows throughout the main level. This floor is completed by a thoughtful powder room, perfect for guests. Upstairs serves as a private retreat with three generously sized bedrooms and a full bathroom, while the fully finished illegal basement expands your living area with a spacious family room—also featuring new vinyl flooring—and an additional full bathroom. Outdoor living is a highlight here, featuring a larger backyard with an access gate that opens directly onto the neighborhood walkway. The location is a commuter’s dream, situated just minutes from both Stoney Trail and Deerfoot Trail for quick access across the city. With schools, grocery stores, and parks all within close proximity, this move-in-ready gem combines durability, modern upgrades, and a prime location.