

\$385,000 - 188 Abinger Crescent Ne, Calgary

MLS® #A2215269

\$385,000

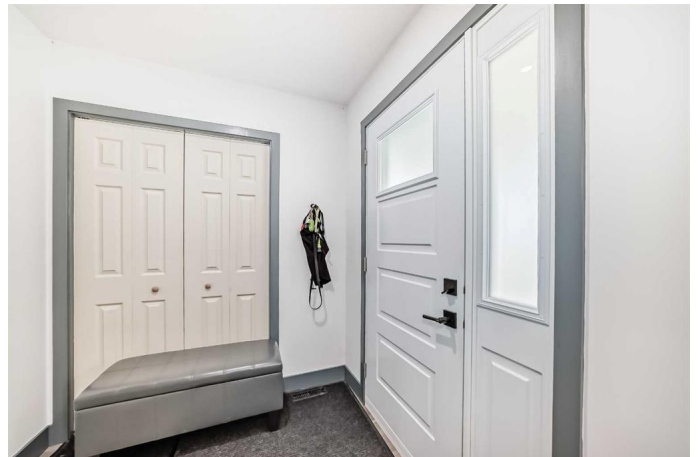
3 Bedroom, 2.00 Bathroom, 1,188 sqft
Residential on 0.12 Acres

Abbeydale, Calgary, Alberta

An updated family home for under \$400,000?! You got it! Welcome to this beautifully updated duplex, in the community of Abbeydale. Upon entering, you're greeted with gorgeous vinyl plank flooring all through out the main floor. Your large living room brings in a ton of natural light from the massive window. Electrical is all set up to mount a TV and watch all your favorite movies and shows! Head on over to the spacious kitchen that has absolutely no shortage of storage. Equipped with stainless steel appliance and custom cabinets, this is a kitchen you can easily fall in love with. A dining area and a two piece bathroom wrap up the main floor. Head on upstairs, where you will find 3 generously sized bedrooms, as well as a lovely 4 piece bathroom. Down in the unfinished basement, you can get real creative with making it how you want it. You'll find your laundry (with a sink!) and a ton of space to customize it however you may please. This home is located on a pie lot, so your backyard is MASSIVE, but if you need more space to have 4 Football games happening at once, fret none! This home backs onto a green space, with a huge field, baseball diamond, hockey rink and tennis courts! Call your favorite REALTOR® today to view this gorgeous home!

Built in 1979

Essential Information



| | |
|----------------|------------------------|
| MLS® # | A2215269 |
| Price | \$385,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,188 |
| Acres | 0.12 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 188 Abinger Crescent Ne |
| Subdivision | Abbeydale |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A6L3 |

Amenities

| | |
|----------------|-------------------------|
| Parking Spaces | 1 |
| Parking | Off Street, Parking Pad |

Interior

| | |
|-------------------|---|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Dryer, Electric Range, Refrigerator, Washer |
| Heating | Central, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Electric |
| Has Basement | Yes |
| Basement | Unfinished, See Remarks |

Exterior

| | |
|-------------------|------|
| Exterior Features | None |
|-------------------|------|

| | |
|-----------------|--|
| Lot Description | Back Yard, Backs on to Park/Green Space, Few Trees, Garden, Pie Shaped Lot |
| Roof | Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 28th, 2025 |
| Days on Market | 2 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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