

# \$499,900 - 328 Abinger Crescent Ne, Calgary

MLS® #A2237593

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,233 sqft

Residential on 0.07 Acres

Abbeydale, Calgary, Alberta

**FULLY RENOVATED | MOVE-IN READY |  
ILLEGAL BASEMENT SUITE | IMMEDIATE  
POSSESSION**

Welcome to 328 Abinger Crescent NE – a beautifully renovated, fully finished home offering exceptional value in a quiet and convenient location. This home features 3 spacious bedrooms and 1.5 bathrooms on the main level, plus a separate-entry illegal 1-bedroom basement suite, perfect for extended family or rental income.

Recent upgrades include a newer roof, updated windows, and a fully rebuilt west-facing deck – ideal for outdoor relaxation and entertaining. The interior has been completely renovated with modern finishes, updated flooring, stylish kitchens and bathrooms, and fresh paint throughout – all ready for you to move in and enjoy.

Located close to schools, shopping, parks, and transit, this property offers both comfort and convenience for any lifestyle.

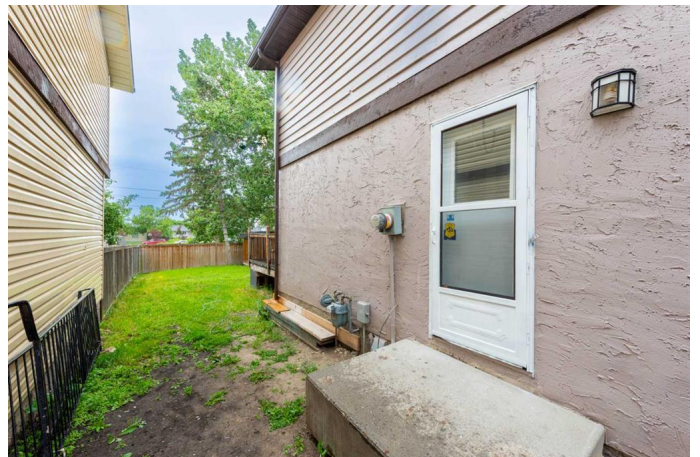
Immediate possession available – don't miss your chance to own this turnkey home!

Built in 1979

## Essential Information

MLS® #                   A2237593

Price                     \$499,900



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,233       |
| Acres          | 0.07        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 328 Abinger Crescent Ne |
| Subdivision | Abbeydale               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2A 6L3                 |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 1           |
| Parking        | Parking Pad |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | See Remarks                                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Exterior Entry, Finished, Full, Suite                               |

### Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage |
| Lot Description   | Back Yard, Landscaped, Lawn, Private    |
| Roof              | Asphalt Shingle                         |
| Construction      | Vinyl Siding, Wood Frame                |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 8               |
| Zoning         | R-CG            |

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | MaxWell Central |
|----------------|-----------------|

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