

# \$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.

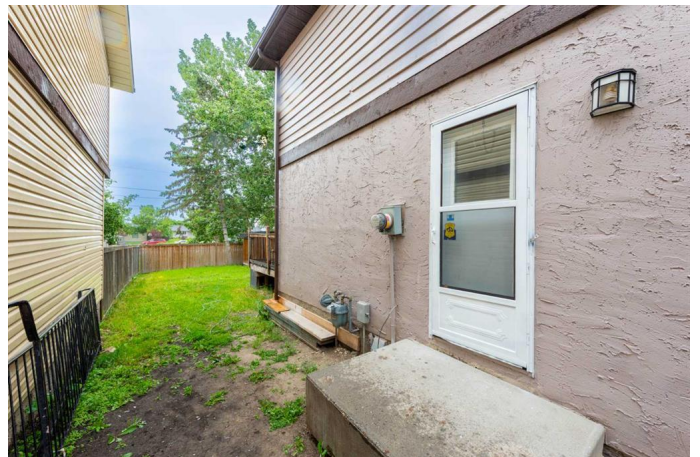
Immediate possession available – don't miss your chance to own this turnkey home!

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	18
Zoning	R-CG

**Listing Details**

Listing Office	MaxWell Central
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