

\$449,900 - 553 Abinger Road Ne, Calgary

MLS® #A2224322

\$449,900

4 Bedroom, 3.00 Bathroom, 1,117 sqft

Residential on 0.05 Acres

Abbeydale, Calgary, Alberta

NO CONDO FEE! FULLY RENOVATED TOWNHOUSE! ACROSS FROM SCHOOL! This is a RARE NO CONDO FEE TOWNHOME located in the FAMILY FRIENDLY community of ABBEYDALE! This FULLY RENOVATED UNIT INCLUDES LUXURY VINYL PLANK, FEATURE WALL, BRAND NEW KITCHEN CABINETS, STAINLESS STEEL APPLIANCES, NEW WINDOWS AND WINDOW COVERINGS! As you enter the main floor greets you with a OPEN LIVING ROOM LOOKING ONTO YOUR DINING ROOM that showcases a FEATURE WALL. There is a BRAND NEW KITCHEN TWO TONE MODERN FLOOR TO CEILING CABINETS AND BRAND NEW STAINLESS STEEL APPLIANCES! There is also a 2PC BATH ON THE MAIN FLOOR! The UPPER FLOOR features 3 SPACIOUS BEDROOMS AND A 4PC (FULLY RENOVATED) BATHROOM! The BASEMENT has an additional BEDROOM AND 4PC BATHROOM as well as a HUGE REC ROOM! The BACKYARD is nicely landscaped and fenced that has ACCESS TO A BACK ALLEY FOR ADDITIONAL PARKING! The LOCATION is IDEAL as it fronts on to ABBEYDALE SCHOOL AND THE ABBEYDALE COMMUNITY CENTRE. There is also EASY ACCESS TO 68 ST NE, 16 AVE NE, STONEY TRAIL AND MEMORIAL DR NE!

Built in 1979



Essential Information

MLS® #	A2224322
Price	\$449,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,117
Acres	0.05
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	553 Abinger Road Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A6M4

Amenities

Parking Spaces	3
Parking	Off Street

Interior

Interior Features	Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 24th, 2025
Days on Market	23
Zoning	M-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.