

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

MLS® #A2231026

**\$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® #         | A2231026      |
| 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    | June 16th, 2025 |
| Days on Market | 2               |
| Zoning         | M-CG d30        |

**Listing Details**

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

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