

# \$399,900 - 563 Abinger Road Ne, Calgary

MLS® #A2223636

**\$399,900**

4 Bedroom, 3.00 Bathroom, 1,079 sqft

Residential on 0.05 Acres

Abbeydale, Calgary, Alberta

**NO CONDO FEES!** This beautifully renovated 4 bedroom townhome with an **ILLEGAL SUITE** is an excellent opportunity for investors, first time home buyers or families-located directly across from Abbeydale Elementary School.

Welcome Home to this tastefully renovated townhouse, Whether you're looking to live upstairs and rent the basement or generate income from both levels, this versatile property has it all.

Perfectly positioned directly across from an elementary school, you can enjoy the peace of mind that comes with watching your children walk to class or play at the nearby playground, all from the comfort of your home. The front parking pad adds to the everyday convenience.

Step inside to discover a thoughtfully designed main floor, featuring luxury vinyl plank flooring, a modern half bath, and a spacious, sun-filled living area that opens to a large private backyard. The adjacent dining area flows into a designer kitchen complete with high-end cabinetry, quartz countertops, sleek tile backsplash, and newer stainless steel appliances.

Upstairs, you'll find 3 generously sized bedrooms, including a primary suite with a walk-in closet, and a stylish 4-piece bathroom featuring a convenient stackable laundry set and plush new carpeting throughout.

The fully developed illegal basement suite offers excellent rental potential or extended



family living with a large family room, kitchenette, spacious bedroom, 4-piece bathroom, separate laundry, and private entrance potential.

This move-in-ready home truly stands out in its price range, offering space, style, and income potential in one unbeatable package. Don't miss your chance to own this unique and affordable gem in the established community of Abbeydale, close to schools, parks, shopping, and public transit. Don't miss out- Book your private showing today!

Built in 1979

**Essential Information**

MLS® #	A2223636
Price	\$399,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,079
Acres	0.05
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	563 Abinger Road Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A6M4

**Amenities**

Parking Spaces	2
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Parking	Off Street
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## Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	2
Zoning	M-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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