

\$459,000 - 111 Abinger Crescent Ne, Calgary

MLS® #A2258871

\$459,000

3 Bedroom, 2.00 Bathroom, 1,305 sqft

Residential on 0.07 Acres

Abbeydale, Calgary, Alberta

The best 3-bedroom single house you can find in Abbeydale – Priced in Mid-\$400s

Major updates include: new kitchen (2023), new windows (2020), hardwood flooring on the main (2024), vinyl plank upstairs (2015), fresh paint on ceilings and walls (2025), hot water tank (2020), furnace (2013), plus solar panels (2023) and EV charging rough-in (2025). No carpet throughout the home for easy cleaning and maintenance.

On the main floor, enjoy a bright open living and dining space leading to a modern kitchen with a workstation sink, water filtration system, gas stove, and powerful range hood. Upstairs offers three good-sized bedrooms with low-maintenance flooring and a newly updated bathroom.

The west-facing backyard features a spacious covered deck with shade curtains and a fire pit for year-round enjoyment. A single detached garage comes with a brand-new roof and 220V EV charging wiring.

This home is located in family-friendly Abbeydale, within walking distance to Abbeydale School (K-5), and close to Dr. Gladys M. Egbert School (6-9) and Forest Lawn High School (10-12). Nearby amenities include the Abbeydale Community Centre, Village Square Leisure Centre (5 min), T&T Supermarket (7 min), Costco (10 min),



and Elliston Park, home of Calgary’s annual GlobalFest fireworks festival. Quick access to Stoney Trail, 16th Avenue, and major bus routes makes commuting convenient.

Built in 1978

Essential Information

MLS® #	A2258871
Price	\$459,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,305
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	111 Abinger Crescent Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6L2

Amenities

Parking Spaces	2
Parking	Garage Door Opener, Single Garage Detached, 220 Volt Wiring
# of Garages	1

Interior

Interior Features	No Animal Home
Appliances	Gas Stove, Range Hood, Refrigerator, Washer/Dryer

Heating	Forced Air, Natural Gas, Central
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 24th, 2025
Days on Market	18
Zoning	R-CG

Listing Details

Listing Office	Real Broker
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