



## 547 Abinger Road Calgary Alberta

\$399,900

This beautifully renovated and well-maintained attached home in Abbeydale is an amazing opportunity for anyone looking for an affordable yet stylish place to call home. With no condo fees, this property offers exceptional value while keeping monthly costs low. Whether you're a first-time homebuyer, an investor, or looking to downsize without sacrificing space, this home has everything you need. As you step inside, you'll immediately notice the thoughtful updates and stylish decor that make this home feel modern and inviting. The bright and open layout creates a welcoming atmosphere, perfect for entertaining guests or enjoying cozy nights in. The living room is spacious and full of natural light, while the updated kitchen features modern finishes, plenty of storage, and an ideal layout for meal preparation. Upstairs, you'll find three generously sized bedrooms, each offering ample closet space and a comfortable retreat at the end of the day. Whether you need extra space for a home office, a guest room, or a growing family, this home has you covered. The well-appointed bathrooms add to the home's appeal with their contemporary design and functionality. The fully finished basement provides even more living space, perfect for a recreation room, home gym, or media area. This additional square footage allows for endless possibilities to customize the space to your needs. One of the standout features of this home is the brand-new furnace and tankless hot water tank, providing energy efficiency and reliability for years to come. These upgrades not only enhance comfort but also help keep utility costs down. The exterior of the home is just as impressive, with a fully fenced backyard that offers privacy and security. A new fence adds to the curb appeal, while the beautifully manicured and well-cared-for yard provides a serene outdoor retreat. Whether you enjoy gardening, barbecui...

Living room 15.33 Ft x 11.33 Ft

Kitchen 13.67 Ft x 11.83 Ft

Dining room 9.92 Ft x 8.00 Ft

Foyer 4.25 Ft x 3.25 Ft

2pc Bathroom 7.17 Ft x 5.42 Ft

Primary Bedroom 13.33 Ft x 11.42 Ft

Bedroom 11.58 Ft x 8.92 Ft

Bedroom 10.42 Ft x 9.00 Ft

4pc Bathroom 10.08 Ft x 7.00 Ft

Listing Presented By:



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**Mirror**

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