



## 360 Abinger Crescent Calgary Alberta

\$499,000

Investment opportunity :- 4 Bedroom 2 Bath home with fully renovated Illegal suite with a total living space of 1848 Sqft located in the prime location of Abbeydale community. The Main floor Key features hardwood Flooring throughout, large windows for natural sunlight in a large living room and dining room. Large spacious Kitchen got a new facelift with new countertops and Backsplash with tons of storage space and stainless steel appliances replaced not too long ago. Both the bedrooms are well oversize for a comfortable living along with a 4 piece bathroom. Fully renovated illegal basement suite with separate private entrance from the side of the property features recent updates of Brand new luxury vinyl flooring included in the staircase for maintenance free living along with Brand new Bathroom, Light fixtures, quartz countertop in the kitchen along with new window coverings. 2 Bedroom basement illegal suite can be a great mortgage helper located at the prime location of Abbeydale with close proximity to green spaces, schools, playgrounds, shopping, and transit. This home is perfect for living up, renting down, or making a smart investment in your future. Don't miss out on this opportunity! Contact us or your realtor today for more details or to schedule a private showing. (id:6769)

3pc Bathroom 7.00 Ft x 5.33 Ft

Bedroom 10.33 Ft x 9.33 Ft

Bedroom 9.58 Ft x 12.67 Ft

Kitchen 9.25 Ft x 6.83 Ft

Living room 20.08 Ft x 15.67 Ft

4pc Bathroom 7.75 Ft x 5.00 Ft

Bedroom 11.17 Ft x 12.17 Ft

Dining room 11.17 Ft x 9.08 Ft

Kitchen 10.42 Ft x 10.92 Ft

Living room 13.25 Ft x 16.17 Ft

Primary Bedroom 10.08 Ft x 13.42 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX**  
RE/MAX REAL ESTATE  
(CENTRAL)

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