



## 533 Abinger Road Calgary Alberta

\$419,000

Updated 3-Bedroom Row Townhouse in Abbeydale - NO CONDO FEES! Welcome to this beautifully updated and spacious 3-bedroom row townhouse with NO CONDO FEES, located in the highly sought-after and family-friendly neighborhood of Abbeydale. This is the perfect opportunity for first-time buyers, growing families, or investors looking for a move-in-ready home without the extra monthly costs. Step inside to discover brand-new flooring throughout and a well-laid-out main floor featuring a large kitchen, a bright and open dining room, and a spacious living room—perfect for family gatherings and everyday living. A convenient half-bathroom on the main floor adds extra comfort and practicality. Upstairs, you'll find three generous bedrooms and a full 4-piece bathroom, offering plenty of space for the whole family. Located right in front of a large playground and situated in a quiet, friendly area, this home offers both indoor comfort and outdoor enjoyment. With no condo fees, you'll enjoy more freedom and lower monthly expenses—making this property a smart and affordable choice. Close to schools, parks, shopping, and public transit, this home truly has it all. Don't miss your chance to own a beautiful, affordable home in Abbeydale—schedule your private showing today! (id:6769)

Bedroom 9.08 Ft x 11.67 Ft

Primary Bedroom 13.92 Ft x 9.92 Ft

Bedroom 9.00 Ft x 8.75 Ft

4pc Bathroom 6.08 Ft x 7.67 Ft

Recreational, Games room 21.50 Ft x 19.00 Ft

Other 2.50 Ft x 3.50 Ft

Other 3.08 Ft x 3.83 Ft

2pc Bathroom 5.58 Ft x 4.42 Ft

Breakfast 7.92 Ft x 3.33 Ft

Kitchen 8.83 Ft x 13.33 Ft

Dining room 8.92 Ft x 8.75 Ft

Living room 11.08 Ft x 13.67 Ft

Listing Presented By:



Originally Listed by:  
Town Residential

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**RE/MAX**

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

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