



272 Abinger Crescent Calgary Alberta

\$489,000

Welcome to this beautifully updated 1,279 sq. ft. two-story home, where comfort meets unbeatable convenience. The exterior offers exceptional curb appeal and peace of mind with a low-maintenance stucco and stone finish, a convenient front parking pad, and a brand-new roof replaced in 2025. Step inside to find a bright, open-concept living space and a sun-drenched kitchen, both elevated by stunning new vinyl flooring that flows throughout the main level. This floor is completed by a thoughtful powder room, perfect for guests. Upstairs serves as a private retreat with three generously sized bedrooms and a full bathroom, while the fully finished illegal basement expands your living area with a spacious family room--also featuring new vinyl flooring--and an additional full bathroom. Outdoor living is a highlight here, featuring a larger backyard with an access gate that opens directly onto the neighborhood walkway. The location is a commuter's dream, situated just minutes from both Stoney Trail and Deerfoot Trail for quick access across the city. With schools, grocery stores, and parks all within close proximity, this move-in-ready gem combines durability, modern upgrades, and a prime location. (id:6769)

- Bedroom 9.75 Ft x 12.25 Ft
- Bedroom 8.50 Ft x 11.25 Ft
- 4pc Bathroom 7.42 Ft x 4.92 Ft
- Primary Bedroom 11.00 Ft x 15.42 Ft
- Furnace 9.83 Ft x 9.25 Ft
- 4pc Bathroom 6.50 Ft x 4.92 Ft
- Bedroom 9.50 Ft x 10.00 Ft

- Family room 13.83 Ft x 12.67 Ft
- Storage 8.67 Ft x 5.17 Ft
- Other 6.33 Ft x 5.67 Ft
- Living room 15.33 Ft x 11.75 Ft
- Dining room 7.58 Ft x 7.92 Ft
- Other 13.50 Ft x 10.00 Ft
- 2pc Bathroom 4.83 Ft x 5.17 Ft

Listing Presented By:



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First Place Realty

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca