

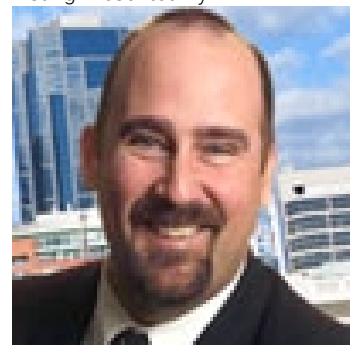


# 315 Abinger Crescent Calgary Alberta

\$499,000

Nestled on a peaceful crescent in the family-friendly Abbeydale community, this charming 3-bedroom home awaits. Step inside and discover a spacious open-to-above foyer boasting a large coat closet with built-in shelving for effortless organization. The main floor exudes elegance with crown moulding throughout. A captivating fireplace creates a warm and inviting ambiance, while a large picture window fills the space with an abundance of natural light. Underfoot, gleaming laminate flooring adds a touch of sophistication. The updated kitchen is a chef's delight, featuring gleaming stainless steel appliances and a stylish backsplash. A generous pantry with built-in shelving offers ample storage for all your culinary essentials. Off the kitchen, you can access the two-tiered rear deck - perfect for summertime barbecues and al fresco dining. An updated 2-piece powder room completes the main floor. Ascend the stairs to discover 3 well-proportioned bedrooms, each offering a peaceful retreat. The primary bedroom boasts a massive closet and ample space to accommodate a king-sized bed, ensuring a comfortable haven for relaxation. A 4-piece bathroom with modern fixtures serves the upper level. The two additional bedrooms each with ample closet space, ideal for children, guests, or a home office. The partially finished basement provides additional living space, featuring laminate flooring and a feature wall - perfect for a family room, home gym, or entertainment area. This exceptional home boasts a double detached garage with rear lane access plus an RV parking space, offering convenient parking and additional storage space. The residence is ideally situated within walking distance of both Abbeydale School and St. Kateri Tekakwitha School, perfect for families. Enjoy quick access to 16 Avenue NE and Stony Trail for effortless commutes. For your shopping needs, numerous ameniti...

Listing Presented By:



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Primary Bedroom 15.33 Ft x 11.08 Ft

Bedroom 9.75 Ft x 12.33 Ft

Bedroom 11.33 Ft x 12.33 Ft

4pc Bathroom Measurements not available

2pc Bathroom 9.75 Ft x 12.33 Ft

Living room 15.50 Ft x 19.75 Ft

Eat in kitchen 13.58 Ft x 10.58 Ft

Family room 20.25 Ft x 18.17 Ft