



352 Abinger Crescent Calgary Alberta

\$560,000

OPEN HOUSE Saturday, Jan 24 from 3-5pm! Welcome to 352 Abinger Crescent NE--a rare opportunity to own a fully renovated property with a **LEGAL SUITE!** This highly versatile home offering exceptional value in Northeast Calgary. Featuring three bedrooms on the upper level (or 2 plus an office/den) and a fully legal two-bedroom basement suite, this property is ideal for multi-generational living or generating strong rental income. The main level is bright and welcoming, designed with an open-concept living, dining and eating area enhanced by high quality interior finishes throughout. Featuring luxury vinyl plank flooring, updated lighting, functional kitchen with modern cabinetry, brand new appliances and a generous kitchen island with the ability to have 4 or 5 bar stools allows this space to balance style with everyday practicality. Two generous-sized bedrooms, upstairs laundry and an additional bedroom/office/den, complete the upper level, offering comfort and flexibility for family living or work-from-home needs. The legal basement suite is as equally well-appointed, offering two spacious bedrooms, a full kitchen, and a comfortable living & dining area. A fully separate entrance and in suite laundry provides privacy and independence for occupants while maximizing revenue potential. Recent exterior upgrades add long-term peace of mind, including a newer roof, windows, fencing, and siding, improving both energy efficiency and curb appeal. The home is further complemented by an ample rear parking pad, delivering convenient off-street parking for multiple vehicles. Situated on a quiet street, steps from Abbeydale School (CBE, K-6) and community centre, this home is surrounded by family-friendly amenities. Additional nearby schools include Lester B. Pearson High School (CBE, 10-12), Chief Justice Milvain School (CBE, 7-9), and St. Kateri Tekakwitha School (CCSD, K-6). Reside...

4pc Bathroom 7.58 Ft x 4.92 Ft

Bedroom 10.92 Ft x 12.00 Ft

Kitchen 13.25 Ft x 11.92 Ft

Living room 13.42 Ft x 15.42 Ft

Bedroom 7.67 Ft x 9.00 Ft

Primary Bedroom 9.92 Ft x 13.25 Ft

4pc Bathroom 6.67 Ft x 8.25 Ft

Bedroom 10.42 Ft x 11.58 Ft

Bedroom 9.08 Ft x 12.50 Ft

Kitchen 10.92 Ft x 13.33 Ft

Living room/Dining room 19.83 Ft x 15.58 Ft

Furnace 9.50 Ft x 8.92 Ft

Listing Presented By:



Originally Listed by:
The Real Estate District

RE/MAX Realty Professionals

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