

# \$499,900 - 328 Abinger Crescent Ne, Calgary

MLS® #A2237593

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,233 sqft

Residential on 0.07 Acres

Abbeydale, Calgary, Alberta

**FULLY RENOVATED | MOVE-IN READY |  
ILLEGAL BASEMENT SUITE | IMMEDIATE  
POSSESSION**

Welcome to 328 Abinger Crescent NE – a beautifully renovated, fully finished home offering exceptional value in a quiet and convenient location. This home features 3 spacious bedrooms and 1.5 bathrooms on the main level, plus a separate-entry illegal 1-bedroom basement suite, perfect for extended family or rental income.

Recent upgrades include a newer roof, updated windows, and a fully rebuilt west-facing deck – ideal for outdoor relaxation and entertaining. The interior has been completely renovated with modern finishes, updated flooring, stylish kitchens and bathrooms, and fresh paint throughout – all ready for you to move in and enjoy.

Located close to schools, shopping, parks, and transit, this property offers both comfort and convenience for any lifestyle.

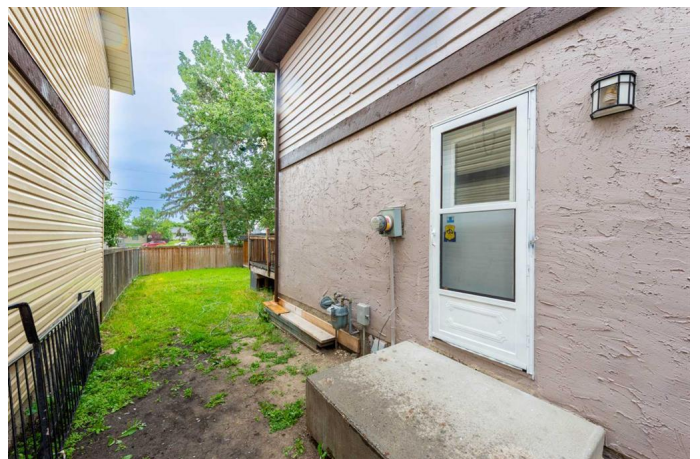
Immediate possession available – don't miss your chance to own this turnkey home!

Built in 1979

## Essential Information

MLS® #                      A2237593

Price                         \$499,900



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,233
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	328 Abinger Crescent Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6L3

### Amenities

Parking Spaces	1
Parking	Parking Pad

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 11th, 2025
Days on Market	6
Zoning	R-CG

**Listing Details**

Listing Office	MaxWell Central
----------------	-----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.