# **\$419,000 - 533 Abinger Road Ne, Calgary**

MLS® #A2217177

### \$419,000

3 Bedroom, 2.00 Bathroom, 1,092 sqft Residential on 0.05 Acres

Abbeydale, Calgary, Alberta

Updated 3-Bedroom Row Townhouse in Abbeydale â€" 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 roomâ€"perfect for family gatherings and everyday living. A convenient half-bathroom on the main floor adds extra comfort and practicality.

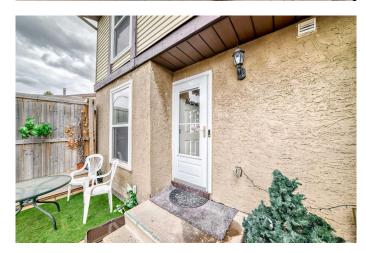
Upstairs, you'II find three generous bedrooms and a full 4-piece bathroom, offering plenty of space for the whole family.

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 expensesâ€"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 Abbeydaleâ€"schedule your private showing today!

Built in 1979

#### **Essential Information**

MLS® # A2217177 Price \$419,000

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,092 Acres 0.05 Year Built 1979

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 533 Abinger Road Ne

Subdivision Abbeydale
City Calgary
County Calgary
Province Alberta
Postal Code T2A6M4

#### **Amenities**

Parking Spaces 4

Parking Carport, Off Street

#### Interior

Interior Features Laminate Counters, No Animal Home, No Smoking Home Appliances Electric Stove, Microwave, Refrigerator, Washer/Dryer

Heating Central

Cooling None
Has Basement Yes

Basement Partial, Unfinished

#### **Exterior**

Exterior Features Lighting, Storage, Private Entrance

Lot Description Back Lane, Back Yard, Front Yard, Street Lighting, Few Trees, Low

Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed May 2nd, 2025

Days on Market 117

Zoning M-CG

## **Listing Details**

Listing Office Town Residential

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