

# \$385,000 - 188 Abinger Crescent Ne, Calgary

MLS® #A2215269

## \$385,000

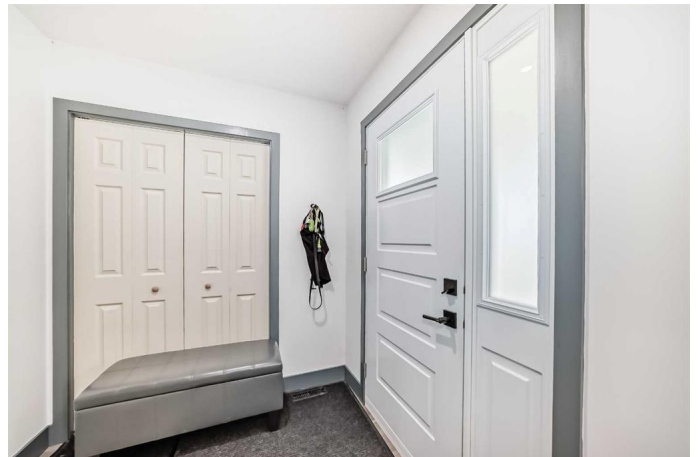
3 Bedroom, 2.00 Bathroom, 1,188 sqft  
Residential on 0.12 Acres

Abbeydale, Calgary, Alberta

An updated family home for under \$400,000?! You got it! Welcome to this beautifully updated duplex, in the community of Abbeydale. Upon entering, you're greeted with gorgeous vinyl plank flooring all through out the main floor. Your large living room brings in a ton of natural light from the massive window. Electrical is all set up to mount a TV and watch all your favorite movies and shows! Head on over to the spacious kitchen that has absolutely no shortage of storage. Equipped with stainless steel appliance and custom cabinets, this is a kitchen you can easily fall in love with. A dining area and a two piece bathroom wrap up the main floor. Head on upstairs, where you will find 3 generously sized bedrooms, as well as a lovely 4 piece bathroom. Down in the unfinished basement, you can get real creative with making it how you want it. You'll find your laundry (with a sink!) and a ton of space to customize it however you may please. This home is located on a pie lot, so your backyard is MASSIVE, but if you need more space to have 4 Football games happening at once, fret none! This home backs onto a green space, with a huge field, baseball diamond, hockey rink and tennis courts! Call your favorite REALTOR® today to view this gorgeous home!

Built in 1979

## Essential Information



MLS® #	A2215269
Price	\$385,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,188
Acres	0.12
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	188 Abinger Crescent Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A6L3

### **Amenities**

Parking Spaces	1
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Unfinished, See Remarks

### **Exterior**

Exterior Features	None
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Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Garden, Pie Shaped Lot
Roof	Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 28th, 2025
Days on Market	5
Zoning	R-CG

### **Listing Details**

Listing Office	First Place Realty
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