


88 Abingdon Crescent NE

Calgary, Alberta

MLS # A2192693



\$524,999



<b>Division:</b>	Abbeydale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,270 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features		
<b>Inclusions:</b>	N/A		

\*Beautifully Renovated Home in Abbeydale\* This charming home has been upgraded with new siding and a new roof on both the house and the oversized double detached garage. Step inside to discover stylish custom stone feature walls, a barn wood accent wall and a cozy custom bench in the kitchen, perfect for family meals. The bright white kitchen features stainless steel appliances and a double oven, making it a dream for any home chef. Enjoy new baseboards, casings and updated bathrooms, so you can move in stress-free. With a private basement side entrance and a large patio door leading to an oversized deck and spacious backyard, this home is perfect for entertaining. Plus, lots of natural light and low maintenance laminate flooring make upkeep a breeze. Located just steps from a playground and close to all amenities, this home would not last long. Book your showing today!