

\$499,000 - 111 Abinger Crescent Ne, Calgary

MLS® #A2258871

\$499,000

3 Bedroom, 2.00 Bathroom, 1,305 sqft

Residential on 0.07 Acres

Abbeydale, Calgary, Alberta

The best 3-bedroom single house you can find in Abbeydale – all under \$500K!

Major updates include: new kitchen (2023), new windows (2020), hardwood flooring on the main (2024), vinyl plank upstairs (2015), fresh paint on ceilings and walls (2025), hot water tank (2020), furnace (2013), plus solar panels (2023) and EV charging rough-in (2025). No carpet throughout the home for easy cleaning and maintenance.

On the main floor, enjoy a bright open living and dining space leading to a modern kitchen with a workstation sink, water filtration system, gas stove, and powerful range hood. Upstairs offers three good-sized bedrooms with low-maintenance flooring and a newly updated bathroom.

The west-facing backyard features a spacious covered deck with shade curtains and a fire pit for year-round enjoyment. A single detached garage comes with a brand-new roof and 220V EV charging wiring.

This home is located in family-friendly Abbeydale, within walking distance to Abbeydale School (K–5), and close to Dr. Gladys M. Egbert School (6–9) and Forest Lawn High School (10–12). Nearby amenities include the Abbeydale Community Centre, Village Square Leisure Centre (5 min), T&T Supermarket (7 min), Costco (10 min),



and Elliston Park, home of Calgary's annual GlobalFest fireworks festival. Quick access to Stoney Trail, 16th Avenue, and major bus routes makes commuting convenient.

Built in 1978

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2258871 |
| Price | \$499,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,305 |
| Acres | 0.07 |
| Year Built | 1978 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 111 Abinger Crescent Ne |
| Subdivision | Abbeydale |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A 6L2 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 2 |
| Parking | Garage Door Opener, Single Garage Detached, 220 Volt Wiring |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home |
| Appliances | Gas Stove, Range Hood, Refrigerator, Washer/Dryer |

| | |
|--------------|----------------------------------|
| Heating | Central, Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|--------------------------|
| Exterior Features | Fire Pit |
| Lot Description | Back Lane |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------------|
| Date Listed | September 24th, 2025 |
| Days on Market | 1 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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