

533 Abinger Road NE
Calgary, Alberta

MLS # A2217177



\$419,000

Division:	Abbeydale		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,092 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Carport, Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape,		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: n/a

Updated 3-Bedroom Row Townhouse in Abbeydale – 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 room—perfect for family gatherings and everyday living. A convenient half-bathroom on the main floor adds extra comfort and practicality. Upstairs, you’ll 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 expenses—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 Abbeydale—schedule your private showing today!