

# \$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 – NO CONDO FEES!

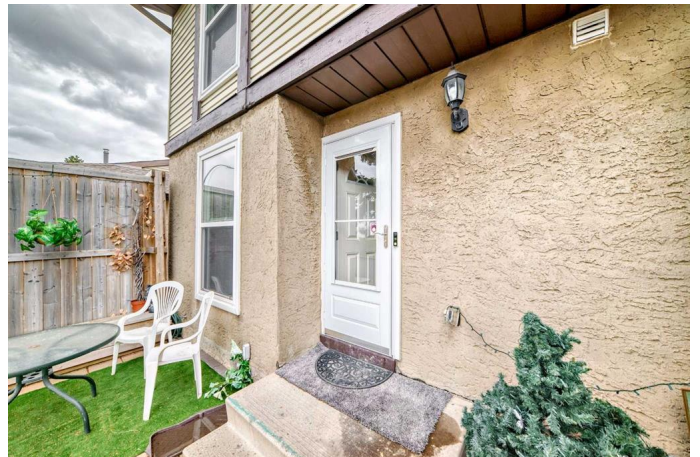
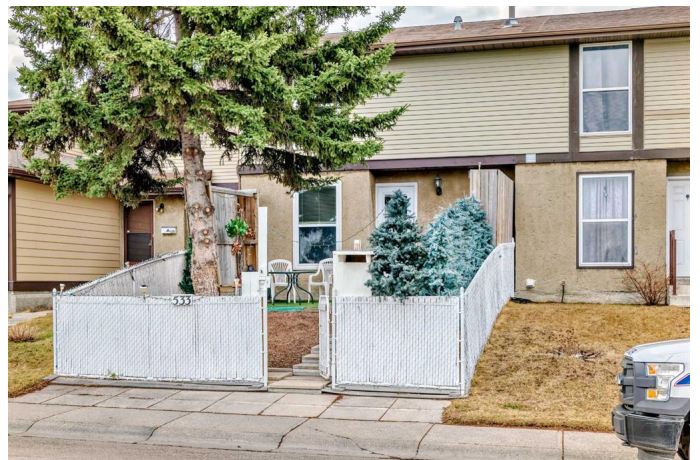
Welcome to this beautifully updated and spacious 3-bedroom row townhouse with NO CONDO FEES, located in the highly sought-after and family-friendly neighborhood of Abbeydale. This is the perfect opportunity for first-time buyers, growing families, or investors looking for a move-in-ready home without 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.

Donâ€™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, Private Entrance, Storage  |
| Lot Description   | Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Stucco, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 5             |
| Zoning         | M-CG          |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Town Residential |
|----------------|------------------|

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