

# \$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!

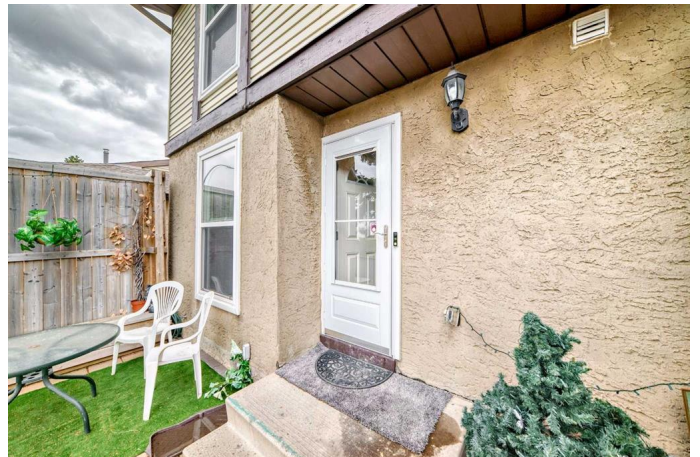
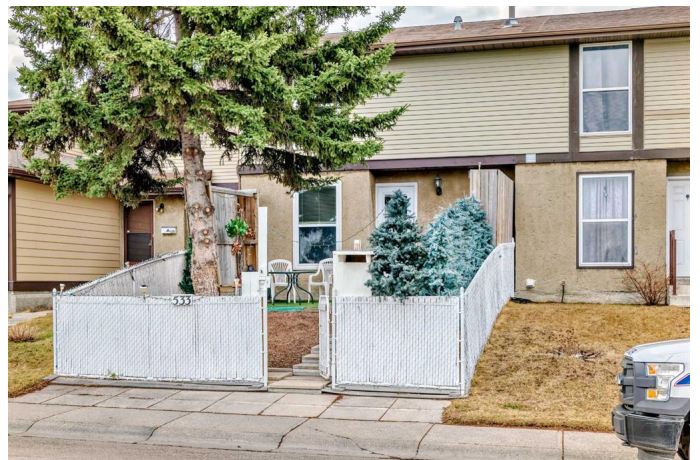
Welcome to this beautifully updated and spacious 3-bedroom row townhouse with NO CONDO FEES, located in the highly sought-after and family-friendly neighborhood of Abbeydale. This is the perfect opportunity for first-time buyers, growing families, or investors looking for a move-in-ready home without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

Don't miss your chance to own a beautiful, affordable home in Abbeydale—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	Off Street, Carport

**Interior**

Interior Features	No Animal Home, No Smoking Home, Laminate Counters
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, Rectangular Lot, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 2nd, 2025
Days on Market	103
Zoning	M-CG

## Listing Details

Listing Office	Town Residential
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