



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**256 ABINGER Crescent, Calgary T2A 6L3**

MLS®#: **A2174948**      Area: **Abbeydale**      Listing Date: **10/23/24**      List Price: **\$594,800**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1979**  
Lot Information  
 Lot Sz Ar: **3,110 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,241**  
 Low Sqft:  
 Ttl Sqft: **1,241**

DOM

**29**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Yard,Lawn,Low Maintenance Landscape**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stucco,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	7`7" x 9`1"	Kitchen	Main	11`2" x 9`1"
2pc Bathroom	Main	8`2" x 2`10"	Living Room	Main	12`0" x 19`5"
4pc Bathroom	Second	9`8" x 4`11"	Bedroom - Primary	Second	12`7" x 9`11"
Bedroom	Second	11`11" x 9`8"	Bedroom	Second	12`10" x 9`3"
Kitchen	Basement	9`2" x 9`11"	Furnace/Utility Room	Basement	10`11" x 11`3"
Bedroom	Basement	12`4" x 17`11"	3pc Bathroom	Basement	8`2" x 4`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7910149**

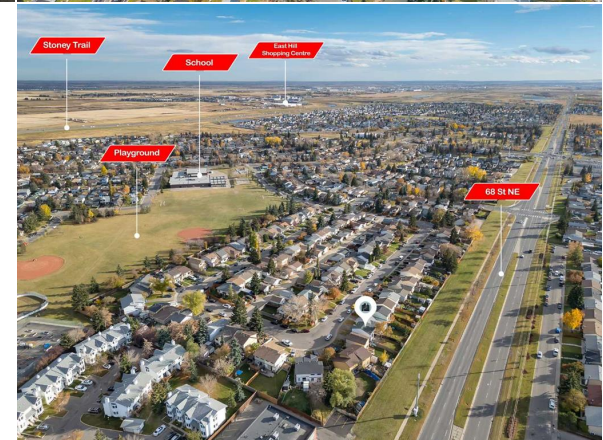
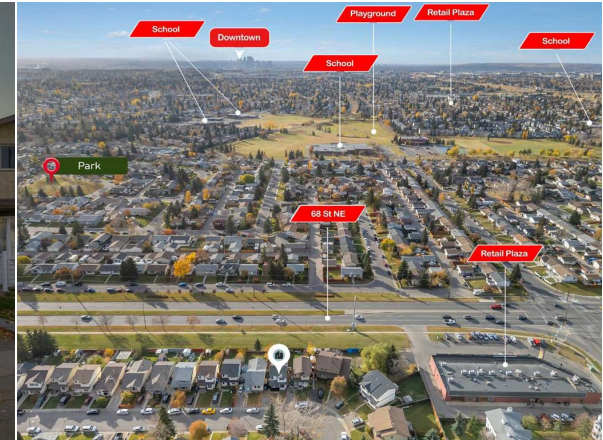
Zoning:  
**R-CG**

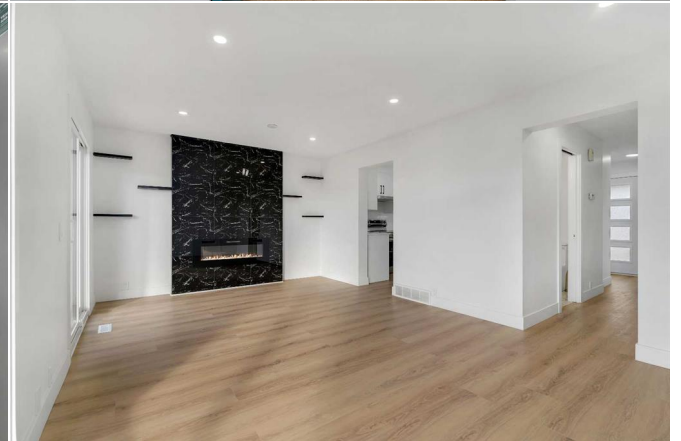
Remarks

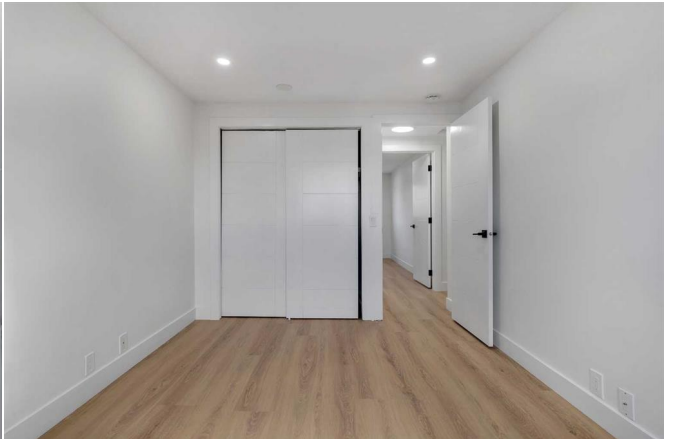
Pub Rmks: **FULLY RENOVATED! ILLEGAL SUITE SEPARATE ENTRY/LAUNDRY, 4 BEDS, 3 BATHS, BACKYARD - Welcome to this fully renovated home with MODERN FINISHING AND ELEGANT DESIGNS - This home features a main floor with large windows that bring in a lot of natural light. The kitchen and dining room are in an open floor plan layout with a connected living room. The kitchen is equipped with all stainless steel appliances and sleek, high gloss cabinetry. In the living room, a fireplace with accent wall warms the space and provides BACKYARD access. The ILLEGAL BASEMENT SUITE offers a ONE BEDROOM LIVING SPACE with one bathroom, separate laundry and full kitchen. This home is in a solid location with shops schools and parks all close by.**

Inclusions: **Refrigerator, Electric Range**  
Property Listed By: **Real Broker**

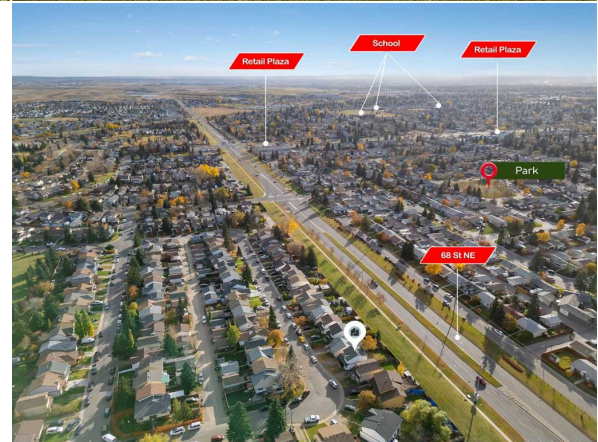
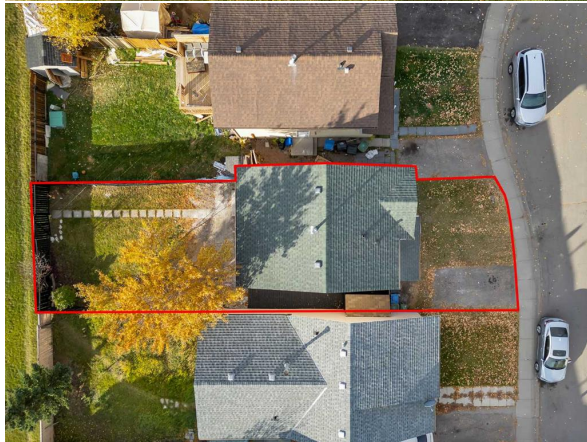
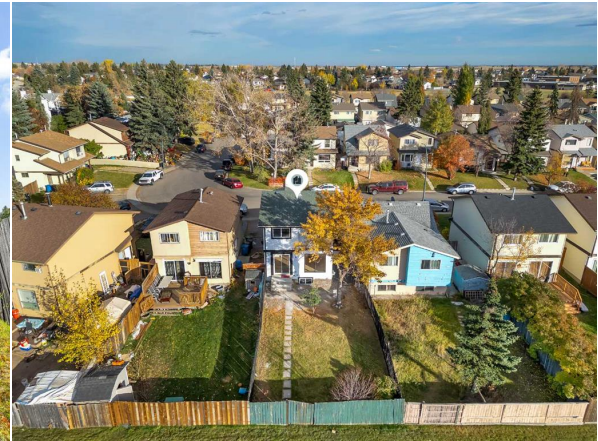
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











**256 Abinger Crescent NE, Calgary, AB**

Main Floor Exterior Area 639.39 sq ft  
Interior Area 692.25 sq ft



PREPARED: 2024/10/21



White regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**256 Abinger Crescent NE, Calgary, AB**

1st Floor Exterior Area 603.32 sq ft  
Interior Area 646.23 sq ft



PREPARED: 2024/10/21



White regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

256 Abinger Crescent NE, Calgary, AB

Basement (Below Grade) Exterior Area 300.57 sq ft  
Interior Area 490.41 sq ft



PREPARED: 20241021



Walls, windows and included from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.