



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2194709**

Area: **Abbeydale**

Listing Date: **02/18/25**

List Price: **\$543,000**

Status: **Active**

County: **Calgary**

Change: **-\$7k, 11-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **1979**  
Lot Information  
Lot Sz Ar: **3,681 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,189**  
Low Sqft:  
Ttl Sqft: **1,189**

DOM

**49**  
Layout  
Beds: **3 (3)**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Parking

Ttl Park: **0**  
Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind**  
Park Feat: **None**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Storage**

Construction: **Stucco, Wood Frame, Wood Siding**  
Flooring: **Ceramic Tile, Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **Laminate Counters, Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`10" x 8`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`4" x 12`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`0" x 3`9"</b>
<b>Storage</b>	<b>Basement</b>	<b>10`7" x 6`5"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`9" x 9`9"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>7`9" x 2`10"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 8`2"</b>
<b>Family Room</b>	<b>Basement</b>	<b>17`10" x 12`8"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>11`2" x 8`8"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`10" x 9`2"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`6" x 9`11"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`5" x 4`11"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7910149**

Zoning:  
**R-CG**

Remarks

Pub Rmks:

**Affordable Family Home in Abbeydale - Great Investment Opportunity! Welcome to 172 Abinger Crescent, a fantastic 3-bedroom, 1.5-bathroom home in the heart of Abbeydale. Whether you're a first-time homebuyer or an investor looking for a rental property, this home offers exceptional value in a family-friendly community. Step inside to a spacious and inviting living room with large windows that fill the space with natural light. The functional kitchen offers ample NEW cabinetry and counter space, perfect for preparing meals with ease. Upstairs, you'll find three well-sized bedrooms, including a primary bedroom with plenty of closet space. A full bathroom serves the upper level, making it a comfortable retreat for the whole family. The partially developed basement is ready for your personal touch—whether you envision a recreation room, home office, or extra storage space. The backyard is perfect for kids and pets, with plenty of space for outdoor entertainment, gardening, or summer BBQs. Located on a quiet street, this home is just minutes from schools, parks, shopping, public transit, and major roadways like Stoney Trail and Memorial Drive for easy commuting. Don't miss out on this affordable home in a great location! Book your showing today and see the potential for yourself!**

Inclusions:  
Property Listed By:

**N/A**  
**Sunflower Realty & Property Management Inc.**

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









