

# \$459,786 - 559 Abinger Road Ne, Calgary

MLS® #A2254920

## \$459,786

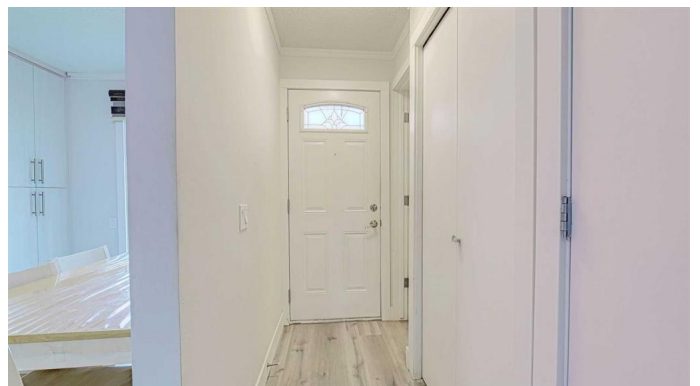
3 Bedroom, 2.00 Bathroom, 1,106 sqft  
Residential on 0.06 Acres

Abbeydale, Calgary, Alberta

\*\*\*\*\* OPEN HOUSE SUNDAY OCT 12 2025  
12 PM TO 3 PM. \*\*\*\*\* This beautiful family home is bright and welcoming. Fully finished 2 storey home with 3 bedrooms, 1 and 1/2 bathrooms, double detached garage. Conveniently located, close to many amenities. School is a very short walking distance making it ideal for families with children. Main level has many recent upgrades. New Luxury Vinyl flooring on the main level, newly renovated kitchen with quartz counters, stainless steel appliances, and lots of cabinet space, nice big living room and Dining room and 2 piece guest bathroom. Upstairs you will find 3 very good size bedrooms, and 4 piece bathroom. Custom blinds throughout the home. The newly built Double Detached garage that you will appreciate in the winter time. The lower level is fully finished with a large Family/Rec room, with a big window. The large backyard is ideal for your flower/vegetable garden and also for you to enjoy your summers on the very nice large deck and patio space. Minutes to schools, transit, bus stop. Close to parks and lots of greenspace, shopping and many essential services. This home is beautiful and bright and you will enjoy living here and making it your home.

Built in 1979

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2254920      |
| Price          | \$459,786     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,106         |
| Acres          | 0.06          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 559 Abinger Road Ne |
| Subdivision | Abbeydale           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2A 6M4             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home                                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Lighting, Private Yard                |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |

|              |                      |
|--------------|----------------------|
| Roof         | Asphalt Shingle      |
| Construction | Stucco, Vinyl Siding |
| Foundation   | Poured Concrete      |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 20th, 2025 |
| Days on Market | 45                   |
| Zoning         | M-CG d30             |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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