

\$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!

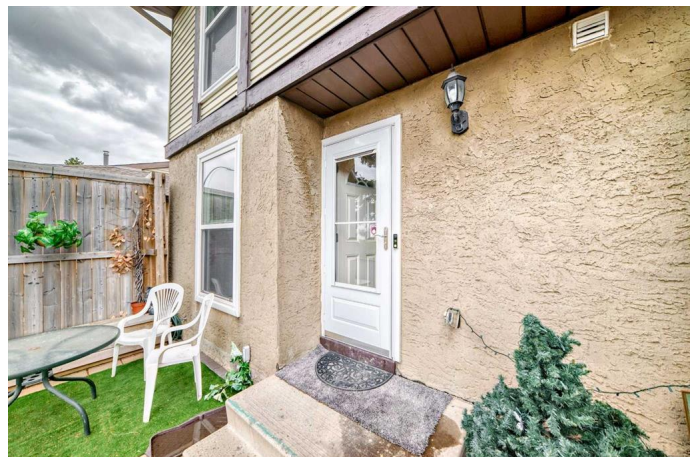
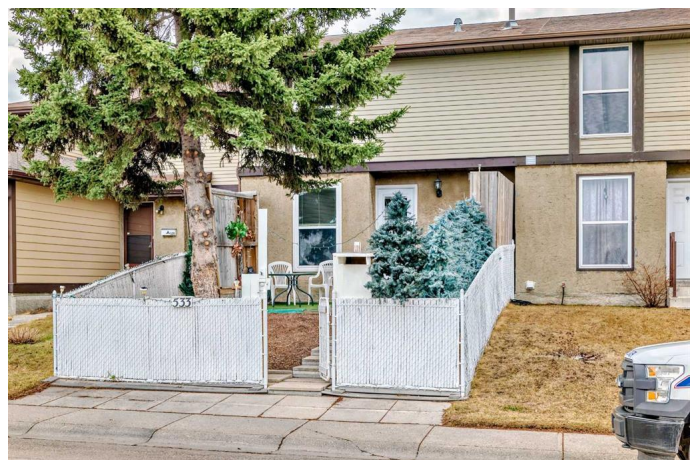
Welcome to this beautifully updated and spacious 3-bedroom row townhouse with NO CONDO FEES, located in the highly sought-after and family-friendly neighborhood of Abbeydale. This is the perfect opportunity for first-time buyers, growing families, or investors looking for a move-in-ready home without 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	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, Storage, Private Entrance
Lot Description	Back Lane, Back Yard, Front Yard, Street Lighting, Few Trees, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 2nd, 2025
Days on Market	120
Zoning	M-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.