

**533 Abinger Road NE**  
**Calgary, Alberta**

**MLS # A2217177**



**\$419,000**

<b>Division:</b>	Abbeydale		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,092 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Carport, Off Street		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Low Maintenance Landscape,		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home		

**Inclusions:** n/a

Updated 3-Bedroom Row Townhouse in Abbeydale &ndash; 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&mdash;perfect for family gatherings and everyday living. A convenient half-bathroom on the main floor adds extra comfort and practicality. Upstairs, you&rsquo;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&mdash;making this property a smart and affordable choice. Close to schools, parks, shopping, and public transit, this home truly has it all. Don&rsquo;t miss your chance to own a beautiful, affordable home in Abbeydale&mdash;schedule your private showing today!