115 Abingdon Crescent NE

Calgary | Active | MLS® A2349519

$550,000









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1981**	**968.73 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by LPT Realty

A closer look

Modern updates and exceptional flexibility come together in this beautifully renovated bi-level designed to accommodate growing families, multi-generational living or future possibilities. Luxury vinyl plank flooring extends throughout the bright main level where an oversized front window and recessed lighting create a warm, welcoming space to gather with family and friends. Culinary adventures are inspired in the crisp white kitchen showcasing timeless subway tile, quartz countertops, stainless steel appliances and abundant cabinetry for everyday organization. An adjacent dining area opens directly onto the spacious rear deck, creating an easy connection for summer barbecues and outdoor entertaining. Rest and recharge in 3 well-proportioned bedrooms, while the beautifully renovated 4-piece bathroom adds a fresh, modern finish to the upper level. Downstairs, the fully finished lower level mirrors the home's updated style with an open-concept layout that expands your living space while presenting outstanding future potential. Family movie nights, visiting guests or extended family all fit comfortably within the generous recreation area featuring another oversized window that welcomes natural light. A second white kitchen with stainless steel appliances and timeless finishes adds remarkable versatility, subject to City approval for secondary suite development. Completing this level are 2 spacious bedrooms and an updated 3-piece bathroom. Outside, the southwest-facing backyard invites afternoons in the sun with a large deck, privacy fencing, mature trees and plenty of room for children and pets to play. Parking is well accommodated with a single detached oversized garage and an adjacent parking pad. Everyday convenience continues with new furnace, tank and AC in the last replaced in the last 4 year, shingles are 6 years old. Schools, playgrounds, green spaces and transit all within walking distance, while nearby shopping, restaurants and quick access to Stoney Trail and other major routes simplify every commute. Abbeydale residents also enjoy tennis courts, an outdoor skating rink, sports fields and a vibrant community centre offering year-round activities for all ages.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349519
Bedrooms	5
Bathrooms	2
Year Built	1981
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes

Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	Bi-Level
Total Living Area:	968.73 sq. ft.
Main Level Finished Area:	968.73 sq. ft.
Below Grade Finished Area:	904.18 sq. ft.
Acreage:	No
Lot Area:	3,799 sq. ft.
Lot Frontage:	41'6"
Front Exposure:	Northeast
Levels:	Bi-Level
Total Rooms Above Grade:	7
Year built:	1981 (Age: 45)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	8010247
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Oversized, Parking Pad, RV Access/Parking, Single Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Abbeydale
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	none
Restrictions:	None Known
Main Floor	Foyer · 6'5" × 4'2" ·
Main Floor	Living Room · 17'10" × 13'6" ·
Main Floor	Kitchen · 13'7" × 8'8" ·
Main Floor	Dining Room · 10'2" × 6'5" ·
Main Floor	Bedroom - Primary · 11'10" × 10'1" ·
Main Floor	Bedroom · 10'4" × 9'1" ·
Main Floor	Bedroom · 10'1" × 8' ·
2nd Floor	Laundry · 5'3" × 2'8" ·
Basement	Game Room · 16'2" × 13'5" ·

Basement	Kitchen · 15'11" × 8' ·
Basement	Storage · 6'5" × 2'5" ·
Basement	Furnace/Utility Room · 4'10" × 2'5" ·
Basement	Furnace/Utility Room · 5'4" × 4'1" ·
Basement	Bedroom · 15'10" × 9'9" ·
Basement	Bedroom · 15'11" × 9'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Low Flow Plumbing Fixtures, Pantry, Quartz Counters, Recessed Lighting, Storage
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Landscaped, Lawn, Many Trees
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/115-abingdon-crescent-ne-calgary-a2349519/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.