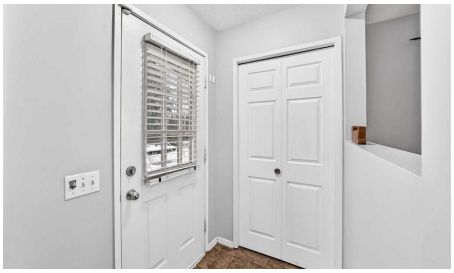
320 Abinger Crescent NE

Calgary | Active | MLS® A2345691

$429,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1979**	**901.4 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Canyon Creek

A closer look

Welcome to this wonderful 4-level split home located in the sought after community of Abbeydale. With 4 bedrooms and 2 full bathrooms, this property offers a comfortable and spacious living environment, boasting over 1500 square feet of developed space. Upon entering the main level, you'll be greeted by a bright and inviting living space that seamlessly flows into a separate dining area. The upper level boasts two generous bedrooms and a full bathroom. On the lower level, you'll find two additional bedrooms, a second full bathroom, and a convenient laundry area. There's a side entrance that leads to the private backyard and onto the side deck. The paved driveway at the front of the house provides personal parking space. A perfect family home . CALL NOW to view !!!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345691
Bedrooms	4
Bathrooms	2
Year Built	1979
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	4 Level Split
Total Living Area:	901.4 sq. ft.
Acreage:	No
Lot Area:	3,143 sq. ft.
Lot Frontage:	32'10"
Front Exposure:	East

Levels:	4 Level Split
Total Rooms Above Grade:	8
Year built:	1979 (Age: 47)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	7910149
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Carport, Off Street, Parking Pad
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement

City Quadrant:	Northeast
Community:	Abbeydale
Appliances:	Electric Stove, Microwave, Refrigerator, Washer/Dryer
Inclusions:	NA
Restrictions:	None Known
Main Floor	Living Room · 14' × 11'9" ·
Main Floor	Dining Room · 9'11" × 7'8" ·
Main Floor	Kitchen · 11'11" × 9'11" ·
2nd Floor	Bedroom · 10'11" × 9'1" ·
2nd Floor	Bedroom - Primary · 12'11" × 9'11" ·
3rd Floor	Bedroom · 9'2" × 7'10" ·
3rd Floor	Bedroom · 8'9" × 7'10" ·
4th Floor	Family Room · 17'10" × 9'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Front Yard, Landscaped, No Back Lane, No Neighbours Behind, Paved, Yard Lights
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG
Listed Date:	Sep 15, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/320-abinger-crescent-ne-calgary-a2345691/

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

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