96 Abalone Crescent NE

Calgary | Active | MLS® A2352844

$419,900









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1981**	**864.05 sq. ft.**

Your next move starts with a conversation.

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Listed by CIR Realty

A closer look

DETACHED BI-LEVEL | 4 BEDROOMS | 2 FULL BATHROOMS | SEPARATE SIDE ENTRANCE | FRESHLY PAINTED | UPDATED FLOORING | NEW FENCING | MOVE-IN READY!** Welcome to 96 Abalone Crescent NE, a fantastic opportunity in the established community of ABBEYDALE! This DETACHED BI-LEVEL offers approximately 838 SQ. FT. ABOVE GRADE with a bright, functional layout, ideal for FIRST-TIME BUYERS, FAMILIES OR INVESTORS. The MAIN LEVEL features FRESH PAINT, UPDATED FLOORING, a spacious living room with plenty of natural light, a functional kitchen and dining area, TWO BEDROOMS and a FULL BATHROOM. The DEVELOPED LOWER LEVEL offers TWO ADDITIONAL BEDROOMS, a SECOND FULL BATHROOM and flexible living space for family or guests. A SEPARATE SIDE ENTRANCE adds convenience and versatility. Outside, enjoy a SPACIOUS BACKYARD with BRAND-NEW FENCING, perfect for entertaining, gardening or relaxing. Situated on a 278 SQ. M. LOT, this home offers plenty of outdoor space. **EXCELLENT LOCATION!** Close to ABBEYDALE SCHOOL, ST. KATERI TEKAKWITHA SCHOOL, PARKS, PLAYGROUNDS and PUBLIC TRANSIT. Convenient access to EAST HILLS SHOPPING CENTRE, COSTCO, WALMART and VILLAGE SQUARE LEISURE CENTRE, with easy connections to STONEY TRAIL and 16 AVENUE (TRANS-CANADA HIGHWAY). **AFFORDABLE DETACHED LIVING, RECENT UPDATES & GREAT CONNECTIVITY!** A wonderful opportunity to own a MOVE-IN READY HOME in NE Calgary. BOOK YOUR PRIVATE SHOWING TODAY!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352844
Bedrooms	4
Bathrooms	2
Year Built	1981
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:	Bi-Level

Total Living Area:	864.05 sq. ft.
Acreage:	No
Lot Area:	2,990 sq. ft.
Lot Frontage:	30'3"
Front Exposure:	Northwest
Levels:	Bi-Level
Total Rooms Above Grade:	2
Year built:	1981 (Age: 45)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	8110950
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Laminate, Linoleum, Vinyl Plank
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	Off Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northeast
Community:	Abbeydale
Appliances:	Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	NONE
Restrictions:	None Known
Main Floor	Bedroom · 10'11" × 8'5" ·
Main Floor	Bedroom · 10'11" × 10'6" ·
Basement	Bedroom · 13'7" × 10'6" ·
Basement	Bedroom - Primary · 17'11" × 12'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Smoking Home
Exterior Features:	Garden, Private Yard
Patio And Porch Features:	See Remarks
Lot Features:	Back Lane, Back Yard, Front Yard, Interior Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-CG.
Listed Date:	Oct 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/96-abalone-crescent-ne-calgary-a2352844/

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