

\$589,900 - 99 Abingdon Crescent Ne, Calgary

MLS® #A2226522

\$589,900

4 Bedroom, 2.00 Bathroom, 949 sqft

Residential on 0.10 Acres

Abbeydale, Calgary, Alberta

****OPEN HOUSE 6/22 SUN at 1:00 PM - 4:00 PM**** Renovated Bungalow Facing a Park – The Perfect Family Home. Location, lifestyle, and value come together in this wonderfully **RENOVATED** 4-bedroom, 2-bathroom bungalow, ideally located in the heart of Abbeydale - directly across from a little **PARK & PLAYGROUND** & tucked into a quiet, family-friendly street. Whether you're searching for your first home or a move-up property with room to grow, this thoughtfully maintained home checks all the boxes. Sitting on a generous lot with a sunlit Northeast front and Southwest back exposure, this property welcomes you with **CHARMING** curb appeal, a tidy yard, and front **VIEWS** of the open park - providing a daily dose of nature right outside your door. Step inside to discover a **BRIGHT** and beautifully designed main floor, where recent renovations and quality updates create a warm and **STYLISH** living environment. Luxury wide-plank vinyl flooring flows seamlessly throughout main living and dining area, setting the stage for easy family living and effortless entertaining. Large windows flood the space with natural light, giving the home an airy, inviting feel from the moment you arrive. At the heart of the home is a fully renovated, **MODERN** kitchen that truly delivers on both form and function. Crisp white cabinetry, premium quartz countertops, a classic subway tile backsplash, and quality stainless steel appliances make this kitchen a **DREAM** for home chefs and design lovers



alike. Whether you're whipping up weeknight dinners or hosting holiday meals, this space is equipped to handle it all with ease and ELEGANCE. The main level offers three generously sized bedrooms, including a comfortable primary retreat with a large closet and window overlooking the backyard. Each bedroom has been well maintained, offering flexibility for families, guests, or a dedicated home office. The main bathroom has been COMPLETELY transformed into a spa-like retreat, featuring stunning designer tile, quartz countertops, a custom vanity with an undermount sink, and stylish plumbing fixtures - all thoughtfully chosen to ELEVATE your daily routines. Downstairs, the fully finished basement expands your living space with a massive family/recreation room, ideal for movie nights, games, formal dining or relaxing with loved ones. A spacious fourth bedroom, updated second bathroom, and dedicated laundry/storage/utility room add versatility and functionality to this lower level - perfect for multi-generational living. The backyard is fully landscaped and fenced, offering a QUIET and private retreat for play, gardening, or summer BBQs. A large concrete parking pad & storage shed round out the property, ensuring convenience and plenty of space for all your lifestyle needs. Homes like this are RARELY available in such a PRIME LOCATION - just steps from parks, schools, and everyday amenities, with quick access to 16th Avenue, Stoney Trail, and downtown Calgary. Don't miss out on this RARE opportunity - CALL TODAY for a PRIVATE TOUR!!

Built in 1981

Essential Information

| | |
|----------|-----------|
| MLS® # | A2226522 |
| Price | \$589,900 |
| Bedrooms | 4 |

| | |
|----------------|-------------|
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 949 |
| Acres | 0.10 |
| Year Built | 1981 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 99 Abingdon Crescent Ne |
| Subdivision | Abbeydale |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2A 6W8 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Additional Parking, Alley Access, Off Street, Parking Pad, Paved, Stall |

Interior

| | |
|-------------------|---|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows |
| Appliances | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Private Yard, Storage |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 31st, 2025 |
| Days on Market | 19 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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