

\$549,000 - 99 Abingdon Crescent Ne, Calgary

MLS® #A2268364

\$549,000

4 Bedroom, 2.00 Bathroom, 949 sqft

Residential on 0.10 Acres

Abbeydale, Calgary, Alberta

Renovated Bungalow Facing a Park –
BRAND NEW Detached Double Garage
Included. 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 & beautifully designed
main floor, where recent renovations & 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



dinner 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 & 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 & 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 BRAND NEW Detached Double Garage & 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 & everyday amenities, with quick access to 16th Avenue, Stoney Trail, and downtown Calgary. Don't miss out - CALL TODAY for a PRIVATE TOUR!!

Built in 1981

Essential Information

MLS® #	A2268364
Price	\$549,000
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	3
Parking	Additional Parking, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Parking Pad, Paved, RV Access/Parking
# of Garages	2

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	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	November 2nd, 2025
Days on Market	1
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.