

# \$457,500 - 90 Abalone Crescent Ne, Calgary

MLS® #A2252528

**\$457,500**

4 Bedroom, 2.00 Bathroom, 1,105 sqft

Residential on 0.07 Acres

Abbeydale, Calgary, Alberta

Beautiful renovated 3 bedroom 2 story , walk to element school. main floor has a combine living room and dining room. Brand new Kitchen white cabinets with quart countertops and new dishwasher and new hoodfan. 3 bedroom upstairs. newer vinyl plank and laminate flooring throughout , beautiful stair steps with quality vinyl sheet. Basement is fully finished and has a recreation room which has new luxury vinyl plank flooring and fresh paint. Back yard has a deck and fully fence. It is very nice , and show pride of ownership !

Built in 1981

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2252528    |
| Price          | \$457,500   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,105       |
| Acres          | 0.07        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information



|             |                        |
|-------------|------------------------|
| Address     | 90 Abalone Crescent Ne |
| Subdivision | Abbeydale              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2A6X8                 |

### Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Bookcases, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting |
| Appliances        | Dryer, Refrigerator, Stove(s), Washer                                                                               |
| Heating           | Baseboard, Forced Air, Natural Gas                                                                                  |
| Cooling           | None                                                                                                                |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Full                                                                                                                |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Private Yard, Storage |
| Lot Description   | Rectangular Lot       |
| Roof              | Asphalt               |
| Construction      | Vinyl Siding          |
| Foundation        | See Remarks           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 61                |
| Zoning         | R-CG              |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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