

# \$472,000 - 108 Abadan Crescent Ne, Calgary

MLS® #A2213251

**\$472,000**

4 Bedroom, 2.00 Bathroom, 945 sqft

Residential on 0.10 Acres

Abbeydale, Calgary, Alberta

Beautiful 4 level split single family house in Abbeydale, located on a quiet street. Home featuring new vinyl plank floorings throughout. New kitchen cabinets with quartz countertop. Main floor three is a spacious living room with a separate dining room, and a renovated new kitchen. Upper level has 2 good sized bedrooms with a nice 4 piece bathroom. On third level there are another 2 bedrooms with large windows and a 2 piece bath room. On the 4th level there is a huge recreation room. Furnace and hot water tank are newer. There is also a deck in the private yard with a storage shed. Close to school and bus. Please do not miss this beautiful home.

Built in 1979

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2213251      |
| Price          | \$472,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 945           |
| Acres          | 0.10          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 108 Abadan Crescent Ne |
| Subdivision | Abbeydale              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2A 6N9                |

## Amenities

|                |                                             |
|----------------|---------------------------------------------|
| Parking Spaces | 1                                           |
| Parking        | Garage Door Opener, Off Street, Parking Pad |

## Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | See Remarks                                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                             |
| Cooling           | None                                                                |
| Has Basement      | Yes                                                                 |
| Basement          | Finished, Full                                                      |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                               |
| Lot Description   | Front Yard, Low Maintenance Landscape, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Vinyl Siding                                                        |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 33             |
| Zoning         | R-CG           |

## Listing Details

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

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