

\$415,000 - 35 Abadan Crescent Ne, Calgary

MLS® #A2121572

\$415,000

3 Bedroom, 2.00 Bathroom, 1,295 sqft

Residential on 0.11 Acres

Abbeydale, Calgary, Alberta

Welcome to this amazing family home in the great community of Abbeydale. This 3 bedroom 1.5 bathroom property is an amazing opportunity to own a great detached home in a community that offers an abundance of amenities and comfort. This house has the best curb appeal on the block with beautiful bay windows, white siding, mature trees, landscaping and single attached garage with ample parking for additional vehicles which is a luxury add on for the neighbourhood.

Walking in you are greeted with gorgeous NEW vinyl floors installed in 2022, amazing windows which were replaced in 2017 bringing in an abundance of natural light shining into your living room and dining area. As you proceed into the kitchen you'll notice a ton of cabinet space, beautiful back splash, stainless steel appliances and a massive window overlooking your expansive west facing back yard. A convenient half bathroom rounds out the main floor before heading upstairs to find you very large primary bedroom, 2 great size secondary bedrooms and a full bathroom complete with perfect tub/shower combo and vanity. The basement is undeveloped and is a blank slate for you creative design to engineer more square footage for you and your family. Some notable upgrades also include a NEW FENCE in 2021, NEW FURNACE in Nov 2023, NEW WASHING MACHINE in 2023, and much more. Do not miss your chance to own an absolutely amazing home in the sought after family oriented community of



Abbeydale!!

Built in 1981

Essential Information

MLS® #	A2121572
Price	\$415,000
Sold Price	\$521,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,295
Acres	0.11
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	35 Abadan Crescent Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A6P1

Amenities

Parking Spaces	3
Parking	Single Garage Attached

Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None

Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Few Trees, Gazebo, Front Yard, Lawn, Garden, Landscaped, Pie Shaped Lot, Private
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2024
Date Sold	April 29th, 2024
Days on Market	11
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.