

\$499,988 - 28 Abadan Crescent Ne, Calgary

MLS® #A2121706

\$499,988

4 Bedroom, 2.00 Bathroom, 1,343 sqft

Residential on 0.11 Acres

Abbeydale, Calgary, Alberta

LOCATION LOCATION LOCATION, Anyone who knows real estate will tell you that the number one factor is location. Welcome to a wonderful and very well maintained 4 bedroom, 1.5 bathroom two story offering approx. 1,800 sqft of developed living space in a quiet Abbeydale location! Featuring a large 4,800 sqft lot Explore this practical two storey single family home situated on a quiet crescent just a short stroll from the elementary school. Main floor features a large living room with a comfortable wood-burning fireplace and easy to maintain floor. Functional kitchen faces the backyard and opens to a large deck - perfect setting for families with kids. You will find three spacious bedrooms on the second floor and a small office/desk space. There is a half bathroom on the main floor plus a full one upstairs. Fully custom finished basement features a generous family room and bedroom. Minutes to all amenities, shopping, recreation, public transit, 16 Avenue and Stony makes downtown commuting a breeze. Last but not least there is a single car garage attached for your convenience. Don't miss this opportunity! Please view 3D tour and call your favorite Realtor now



Built in 1981

Essential Information

MLS® # A2121706

Price \$499,988

Sold Price	\$521,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,343
Acres	0.11
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	28 Abadan Crescent Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A6N9

Amenities

Parking Spaces	3
Parking	Single Garage Detached

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Family Room, Mixed, Recreation Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
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Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete



Additional Information

Date Listed	April 10th, 2024
Date Sold	May 8th, 2024
Days on Market	28
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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