

# \$449,900 - 103 Abadan Crescent Ne, Calgary

MLS® #A2263640

**\$449,900**

4 Bedroom, 2.00 Bathroom, 981 sqft

Residential on 0.07 Acres

Abbeydale, Calgary, Alberta

This well kept home is located in the established community of Abbeydale, close to schools, shopping, playgrounds, parks, and transit. It's a great family home with a functional bi-level layout. The main floor offers a spacious living room and dining area, while the kitchen, renovated a few years ago, features updated counters, cupboards, and appliances. Completing the main level are the primary bedroom, a second bedroom, and an updated four-piece bathroom. The lower level includes two additional bedrooms and a two-piece bathroom. The furnace and hot water tank have been replaced within the last few years, providing added peace of mind. There is a driveway for off-street parking, and the south-facing backyard offers a deck and mature trees for added privacy. This property is a great option for first-time buyers, those looking to downsize, or anyone seeking to add to their rental portfolio. Contact your REALTOR® today to arrange a private viewing.

Built in 1979

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2263640  |
| Price      | \$449,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 981         |
| Acres          | 0.07        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 103 Abadan Crescent Ne |
| Subdivision | Abbeydale              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2A 6P1                |

### **Amenities**

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

### **Interior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Interior Features | See Remarks                                            |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s) |
| Heating           | Forced Air                                             |
| Cooling           | None                                                   |
| Has Basement      | Yes                                                    |
| Basement          | Finished, Full                                         |

### **Exterior**

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Back Yard, Irregular Lot        |
| Roof              | Asphalt Shingle                 |
| Construction      | Brick, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                 |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 5                  |

Zoning                      R-CG

**Listing Details**

Listing Office              TREC The Real Estate Company

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