

\$480,000 - 147 Abadan Crescent Ne, Calgary

MLS® #A2245280

\$480,000

4 Bedroom, 2.00 Bathroom, 1,002 sqft

Residential on 0.12 Acres

Abbeydale, Calgary, Alberta

Excellent starter home, well maintained and upgraded, on a quiet crescent location, total of 4 bedrooms, 2 bathrooms, spacious living room, eat in kitchen with great working design, lower level partially finished, spacious lower level family room (needs ceiling work), rear entrance for a possible future suite access (secondary suite would be subject to approval and permitting by the City of Calgary). Very large backyard with ample room for a future double garage, garden, play area for children. Upgrading includes: hi efficiency furnace (2024), main floor windows (2019), roof shingles (2015), patio door (2023), hot water tank (2020), living room vinyl plank (2021), exterior upgrades (siding, fascia, 2014), bathroom tub, toilet, tile flooring (2022), fridge (2025), dishwasher (2021)

Built in 1979

Essential Information

MLS® #	A2245280
Price	\$480,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,002
Acres	0.12
Year Built	1979
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	147 Abadan Crescent Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A6P2

Amenities

Parking Spaces	1
Parking	Parking Pad

Interior

Interior Features	Laminate Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Few Trees, Landscaped, Open Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

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.