

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

MLS® #A2263640

**\$449,900**

4 Bedroom, 2.00 Bathroom, 981 sqft

Residential on 0.07 Acres

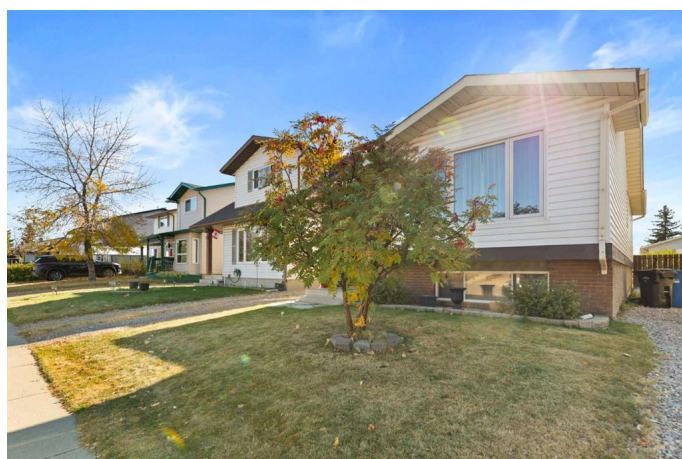
Abbeydale, Calgary, Alberta

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	1

Zoning

R-CG

## **Listing Details**

Listing Office

TREC The Real Estate Company

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