

# \$497,500 - 236 Abadan Place Ne, Calgary

MLS® #A2142101

**\$497,500**

2 Bedroom, 2.00 Bathroom, 1,071 sqft  
Residential on 0.11 Acres

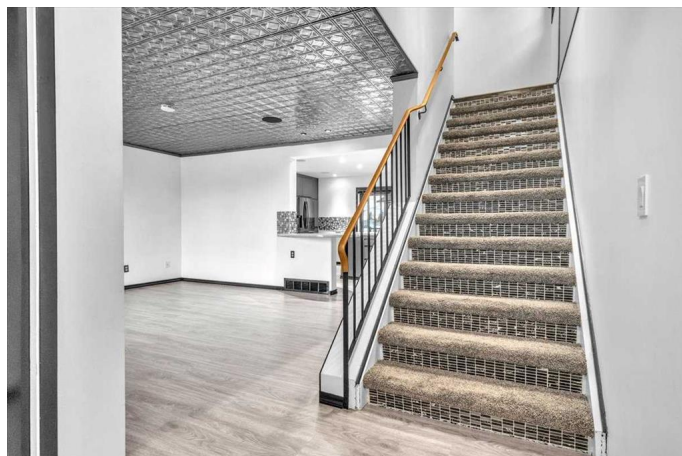
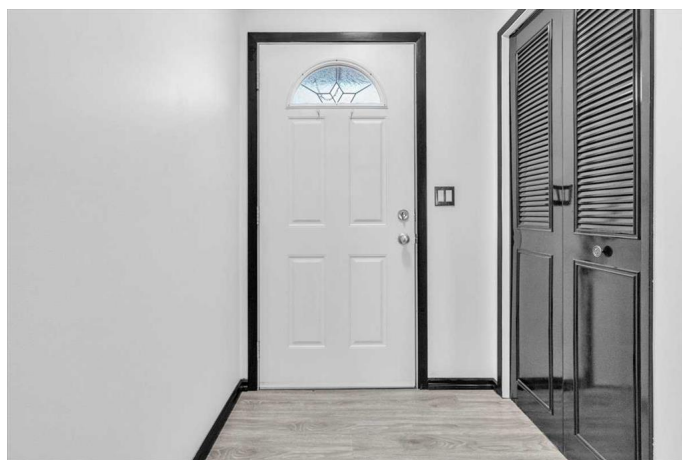
Abbeydale, Calgary, Alberta

A Perfect Starter Home! This 2 storey-residence seamlessly combines Comfort and Practicality. Upon entering, you are greeted by a welcoming ambiance, featuring a luminous living area, a contemporary kitchen equipped with a spacious island, stylish cabinets and sleek countertops that radiate a soft glow in the evening. Ascending to the upper level, you will find a spacious primary bedroom with two closets, a second bedroom and 3-pc bathroom complete with steam shower. The recently remodeled lower level offers a generous recreational space, which could also serve as a third bedroom, along with a modern 3- pc bath, laundry & storage area. The back yard boasts a detached sun room, a sizable deck, fire pit area and is ideal for hosting gatherings or just unwinding! Situated on large pie shape lot that offers ample of parking, RV Parking and storage space. This Comfort & Practicality Home is Nestled in the sought-after community of Abbeydale. The property backs onto bike/ walking path and offers easy access to downtown via Memorial Drive, 16th Ave, and Stoney Trail. Move in Ready & Quick Possession Available!

Built in 1980

## Essential Information

MLS® #	A2142101
Price	\$497,500



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,071
Acres	0.11
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	236 Abadan Place Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6S9

### **Amenities**

Parking Spaces	4
Parking	None

### **Interior**

Interior Features	Central Vacuum, Ceiling Fan(s)
Appliances	Dishwasher, Freezer, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge, Gas Range
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit
Lot Description	Cul-De-Sac, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle

Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 26th, 2024
Days on Market	259
Zoning	R-C2

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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