



GRASSROOTS
REALTY GROUP

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**147 Abadan Crescent NE
Calgary, Alberta**

MLS # A2245280



\$480,000

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,002 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Few Trees, Landscaped, Open Lot, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: none

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. 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), stove (older) & fridge (2025), dishwasher (2021)