



GRASSROOTS
REALTY GROUP

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8 Abadan Crescent NE
Calgary, Alberta

MLS # A2258387



\$599,900

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,146 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, Single Garage De		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance		

Inclusions: 2 sheds, 2 garage door openers and remote(s), gazebo, patio couch and table, kitchen island, speakers in family room.

Open House Saturday, Sept 28, 1:00 - 3:00. Beautifully Upgraded Family Home on a Large Corner Lot! This stunning property offers the perfect blend of comfort, function, and style. Featuring 3 spacious bedrooms, 3 bathrooms, and 2 garages, this home has been extensively upgraded with newer siding, windows, roof, flooring, paint, a modernized kitchen, and renovated bathrooms. The bright and inviting main floor flows seamlessly, while the fully developed lower level provides exceptional extra living space, including a cozy family room with fireplace, a gym area, a spare room, a full bathroom, and a convenient summer kitchen. Step outside to the sunny south-facing backyard, where a composite patio and pergola create the ideal space for summer barbecues and gatherings. And don't forget the two garages—a single plus a heated double with 220V wiring, perfect for projects, storage, or extra vehicles. This is a move-in ready family home with upgrades inside and out—don't miss it!