



GRASSROOTS
REALTY GROUP

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103 Abadan Crescent NE
Calgary, Alberta

MLS # A2263640



\$449,900

Division:	Abbeydale		
Type:	Residential/House		
Style:	Bi-Level		
Size:	981 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	N/A
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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.