



**GRASSROOTS**  
REALTY GROUP

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**108 Abadan Crescent NE  
Calgary, Alberta**

**MLS # A2213251**



**\$459,900**

<b>Division:</b>	Abbeydale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	945 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Garage Door Opener, Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Front Yard, Low Maintenance Landscape, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

Beautiful 4 level split single family house in Abbeydale, located on a quiet street. Home featuring new vinyl plank floorings throughout . New kitchen cabinets with quartz countertop. Main floor three is a spacious living room with a separate dining room, and a renovated new kitchen. Upper level has 2 good sized bedrooms with a nice 4 piece bathroom. On third level there are another 2 bedrooms with large windows and a 2 piece bath room. On the 4th level there is a huge recreation room . Furnace and hot water tank are newer. There is also a deck in the private yard with a storage shed. Close to school and bus. Please do not miss this beautiful home.