

**147 Abadan Crescent NE  
Calgary, Alberta**

**MLS # A2245280**



# \$480,000

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

|                    |                                  |                   |      |
|--------------------|----------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                       | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Partially Finished         | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame               | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Laminate Counters, Vinyl Windows |                   |      |

**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 (secondary suite would be subject to approval and permitting by the City of Calgary). 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), fridge (2025), dishwasher (2021)