232 Abadan Place NE
Calgary, Alberta

MLS # A2265346

$499,000

Division:	Abbeydale		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,059 sq.ft.	**Age:**	1980 (46 yrs old)
Beds:	3	**Baths:**	1 full / 3 half
Garage:	Additional Parking, Double Garage Detached, Driveway, Garage Door Opene		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Irregular Lot		

Heating:	Electric, Forced Air, Natural Gas	**Water:**	-
Floors:	Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Storage		

Inclusions:	N/A

Welcome to this beautifully maintained two-storey home nestled on a quiet cul-de-sac in the heart of Abbeydale — the perfect opportunity for first-time buyers, a growing family or investor! Step inside to find a bright and inviting main floor featuring stylish vinyl flooring and a recently updated kitchen complete with modern cabinetry and contemporary finishes. The spacious living area offers plenty of room to relax or entertain, while the convenient back entrance leads out to a huge west-facing backyard — ideal for summer BBQs, kids, or pets to play. Upstairs, you’ll find three comfortable bedrooms and a full renovated bathroom, perfect for family living. Outside, enjoy a long driveway, double detached garage, and ample RV parking, making this property a rare find for those who value space and convenience. Located just minutes from Stoney Trail, Highway 1, and a short drive to shopping, schools, parks, and transit, this home truly offers the best of comfort and accessibility. Don’t miss your chance to own this well-cared-for home on one of Abbeydale’s best lots — book your private showing today!