

# \$499,000 - 232 Abadan Place Ne, Calgary

MLS® #A2265346

**\$499,000**

3 Bedroom, 4.00 Bathroom, 1,059 sqft

Residential on 0.11 Acres

Abbeydale, Calgary, Alberta

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!

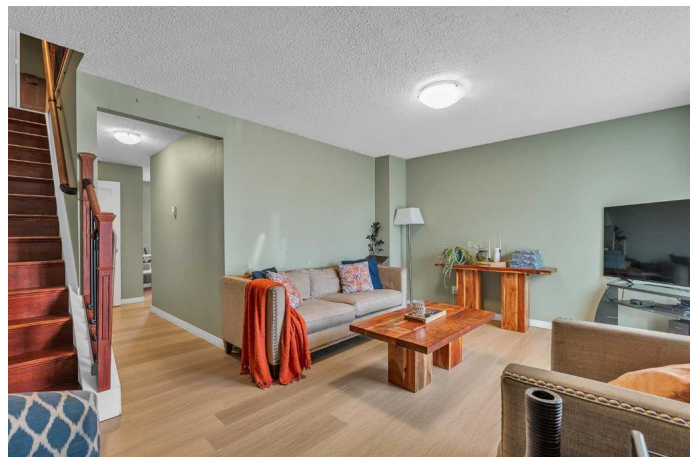
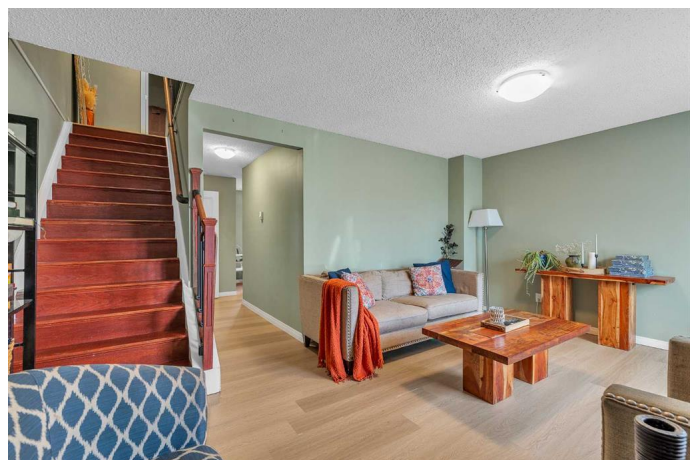
Step inside to find a bright and inviting main floor featuring stylish vinyl flooring and a recently updated kitchen complete with modern cabinetry and contemporary finishes. The spacious living area offers plenty of room to relax or entertain, while the convenient back entrance leads out to a huge west-facing 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!



Built in 1980

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2265346    |
| Price          | \$499,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 1           |
| Half Baths     | 3           |
| Square Footage | 1,059       |
| Acres          | 0.11        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                     |
|-------------|---------------------|
| Address     | 232 Abadan Place Ne |
| Subdivision | Abbeydale           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2A 6S9             |

## Amenities

|                |                                                                                                                 |
|----------------|-----------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                               |
| Parking        | Additional Parking, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Front, RV Access/Parking |
| # of Garages   | 2                                                                                                               |

## Interior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer     |
| Heating           | Electric, Forced Air, Natural Gas                           |
| Cooling           | None                                                        |
| Has Basement      | Yes                                                         |
| Basement          | Full                                                        |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Fire Pit, Private Yard, Storage |
| Lot Description   | Cul-De-Sac, Irregular Lot       |
| Roof              | Asphalt Shingle                 |
| Construction      | Concrete, Vinyl Siding          |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 35                 |
| Zoning         | R-CG               |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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