

# \$629,900 - 103 Abadan Place Ne, Calgary

MLS® #A2193382

**\$629,900**

5 Bedroom, 3.00 Bathroom, 1,088 sqft  
Residential on 0.12 Acres

Abbeydale, Calgary, Alberta

Welcome to this fully renovated bungalow is a stunning home nestled in a desirable community, conveniently located close to schools, 16th Avenue, Stoney Trail, shopping, and 17th Avenue. With modern upgrades throughout, this home boasts new LVP flooring, high-gloss kitchen cabinets, stylish doors, light fixtures, and more. The open-concept main floor features a spacious living and dining area that seamlessly flows into the kitchen, which is equipped with stainless steel appliances and a central island. The main floor also includes three comfortable bedrooms, including a master bedroom with its own private 2-piece ensuite. For added convenience, a separate laundry room is located on the main floor. A separate side entrance leads to a fully developed, self-contained basement suite (illegal suite) that offers two bedrooms, a full bathroom, its own laundry, and a large family room. For parking, there's an oversized single attached garage, providing plenty of space. Don't miss out on the opportunity to see this fantastic home—call to view it before it's gone!

Built in 1981

## Essential Information

MLS® #                   A2193382

Price                     \$629,900



Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,088
Acres	0.12
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	103 Abadan Place Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6R6

### **Amenities**

Parking Spaces	2
Parking	Concrete Driveway, Off Street, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Separate Entrance
Appliances	Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer Stacked, Window Coverings
Heating	Mid Efficiency
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Level, Rectangular Lot, Cul-De-Sac

Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 7th, 2025
Days on Market	56
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.