

# \$509,900 - 315 Abadan Place Ne, Calgary

MLS® #A2218764

**\$509,900**

4 Bedroom, 2.00 Bathroom, 838 sqft

Residential on 0.10 Acres

Abbeydale, Calgary, Alberta

**\*\*\*COMPLETELY RENOVATED**

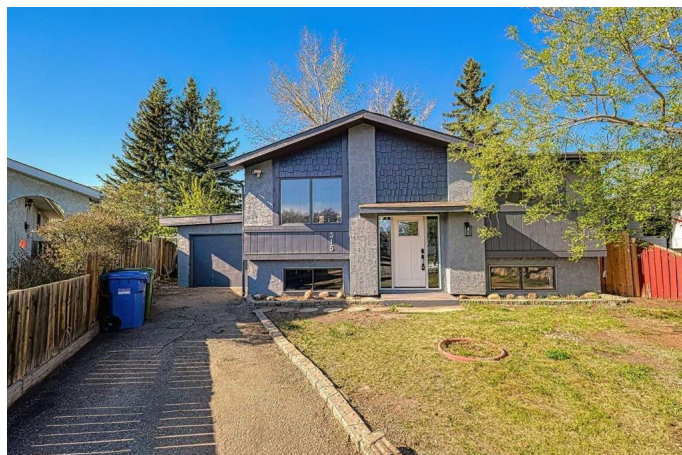
**HOME\*\*\*MASSIVE PIE SHAPED LOT\*\*\*** Step into this tastefully renovated home, featuring a fully finished BASEMENT

SUITE(illegal)â€™ideal for extended family or potential rental income. Both units showcase BRAND NEW KITCHENS, BRAND NEW BATHROOMS, 2 SEPARATE LAUNDRIES and SEPARATE ENTRANCES! The home also has \*\*\*ALL NEW Appliances, Flooring, Doors, Furnace and Hot Water Tank\*\*\* If you are looking for a fresh and modern living experience this is the home for you. Outside, youâ€™™ll find a single car garage and very large driveway followed by a very spacious backyard with a multi-level deck, great for entertaining family and friends. This is a move-in-ready home located on a quiet and private cul-de-sac. Book your showing today!!

Built in 1979

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2218764  |
| Price          | \$509,900 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 838       |
| Acres          | 0.10      |
| Year Built     | 1979      |



|          |             |
|----------|-------------|
| Type     | Residential |
| Sub-Type | Detached    |
| Style    | Bi-Level    |
| Status   | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 315 Abadan Place Ne |
| Subdivision | Abbeydale           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2A 6P3             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | See Remarks  |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                                      |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | None                            |
| Lot Description   | Many Trees                      |
| Roof              | Asphalt Shingle                 |
| Construction      | Stucco, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                 |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 34            |
| Zoning         | R-CG          |

### Listing Details

Listing Office

RE/MAX First

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