

\$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!

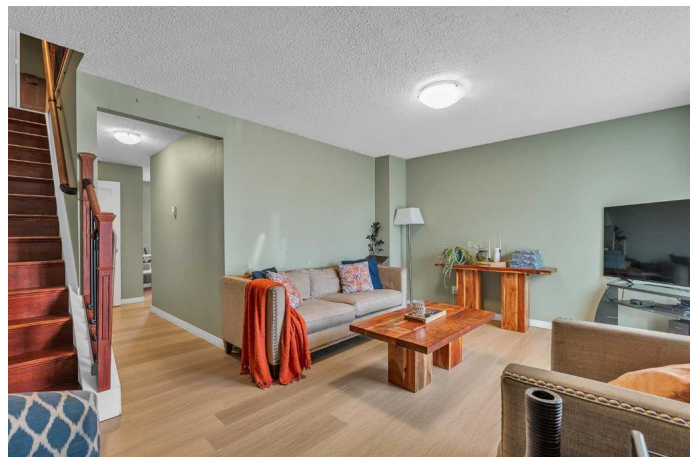
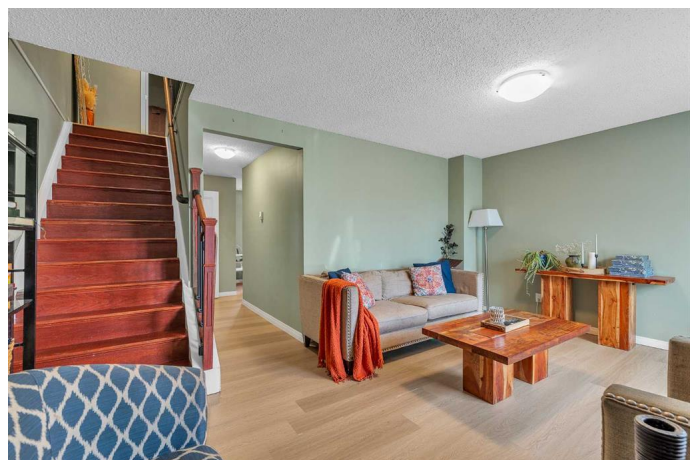
Step inside to find a bright and inviting main floor featuring stylish vinyl flooring and a recently updated kitchen complete with modern cabinetry and contemporary finishes. The spacious living area offers plenty of room to relax or entertain, while the convenient back entrance leads out to a huge west-facing 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	Forced Air, Natural Gas, Electric
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	17
Zoning	R-CG

Listing Details

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

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.