

# \$599,900 - 8 Abadan Crescent Ne, Calgary

MLS® #A2258387

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,146 sqft

Residential on 0.12 Acres

Abbeydale, Calgary, Alberta

Open House Saturday, Sept 20, 2:00 - 4:00. Beautifully Upgraded Family Home on a Large Corner Lot! This stunning property offers the perfect blend of comfort, function, and style. Featuring 3 spacious bedrooms, 3 bathrooms, and 2 garages, this home has been extensively upgraded with newer siding, windows, roof, flooring, paint, a modernized kitchen, and renovated bathrooms. The bright and inviting main floor flows seamlessly, while the fully developed lower level provides exceptional extra living space, including a cozy family room with fireplace, a gym area, a spare room, a full bathroom, and a convenient summer kitchen. Step outside to the sunny south-facing backyard, where a composite patio and pergola create the ideal space for summer barbecues and gatherings. And don't forget the two garages—a single plus a heated double with 220V wiring, perfect for projects, storage, or extra vehicles. This is a move-in ready family home with upgrades inside and out—don't miss it!

Built in 1980

## Essential Information

MLS® #	A2258387
Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,146
Acres	0.12
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	8 Abadan Crescent Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6N9

### Amenities

Parking Spaces	8
Parking	220 Volt Wiring, Double Garage Detached, Heated Garage, Single Garage Detached
# of Garages	3

### Interior

Interior Features	Kitchen Island, Separate Entrance
Appliances	Dishwasher, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Recreation Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other
Lot Description	Corner Lot
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 18th, 2025
Days on Market	1
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX Realty Professionals
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