



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**236 ABADAN Place, Calgary T2A 6S9**

MLS®#: **A2142101**      Area: **Abbeydale**      Listing Date: **06/26/24**      List Price: **\$510,000**  
 Status: **Active**      County: **Calgary**      Change: **-\$15k, 11-Jan**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1980**  
Lot Information  
 Lot Sz Ar: **4,977 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,070**  
 Low Sqft:  
 Ttl Sqft: **1,070**

DOM

**210**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz:

Access:  
 Lot Feat: **Cul-De-Sac,Landscaped,Pie Shaped Lot**  
 Park Feat: **None**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Fire Pit**  
 Construction: **Vinyl Siding**  
 Flooring: **Carpet,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge,Dishwasher,Freezer,Gas Range,Microwave,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),Central Vacuum**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`10" x 19`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`1" x 15`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`5" x 19`8"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`7" x 9`11"</b>
<b>3pc Bathroom</b>	<b>Second</b>	<b>10`8" x 4`11"</b>	<b>Game Room</b>	<b>Basement</b>	<b>17`0" x 14`10"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>11`4" x 7`9"</b>	<b>Laundry</b>	<b>Basement</b>	<b>6`2" x 13`0"</b>
<b>Storage</b>	<b>Basement</b>	<b>4`7" x 3`0"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7910995**

Zoning:  
**R-C2**

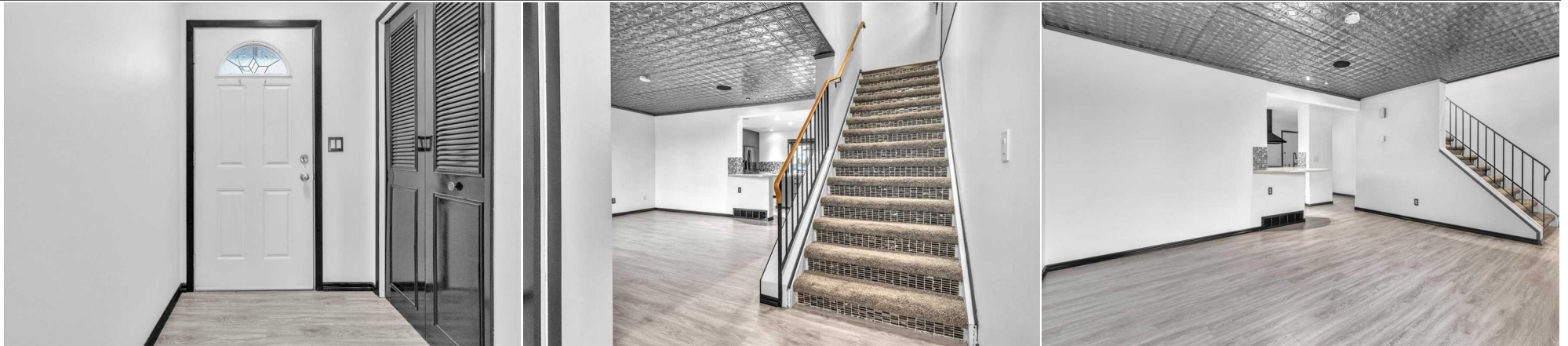
Remarks

Pub Rmks: **A Perfect Starter Home! This 2 storey-residence seamlessly combines Comfort and Practicality. Upon entering, you are greeted by a welcoming ambiance, featuring a luminous living area, a contemporary kitchen equipped with a spacious island, stylish cabinets and sleek countertops that radiate a soft glow in the evening. Ascending to the upper level, you will find a spacious primary bedroom with two closets, a second bedroom and 3-pc bathroom complete with steam shower. The recently remodeled lower level offers a generous recreational space, which could also serve as a third bedroom, along with a modern 3- pc bath, laundry & storage area. The back yard boasts a detached sun room, a sizable deck, fire pit area and is ideal for hosting gatherings or just unwinding! Situated on large pie shape lot that offers ample of parking, RV Parking and storage space. This Comfort & Practicality Home is Nestled in the sought-after community of Abbeydale. The property backs onto bike/ walking path and offers easy access to downtown via Memorial Drive, 16th Ave, and Stoney Trail. Move in Ready & Quick Possession Available!**

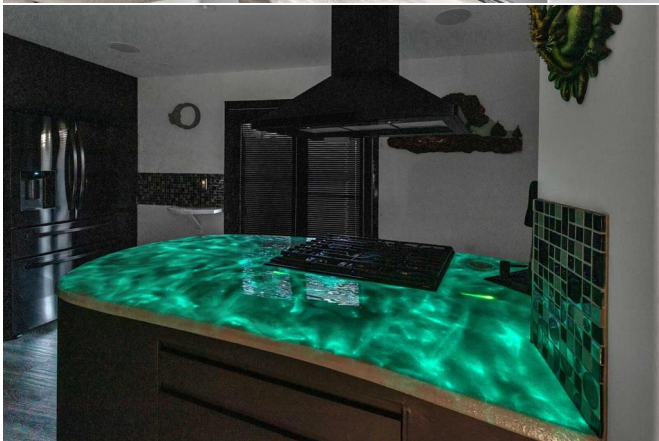
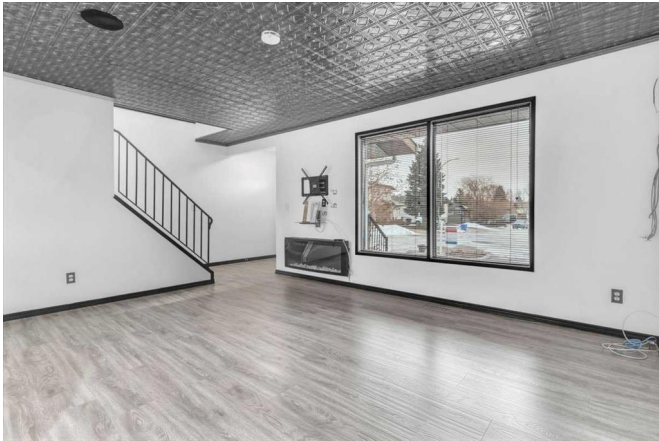
Inclusions: **Sun Room, Medal Shed, Shed. 2 TV Brackets, Speakers & Receiver**

Property Listed By: **RE/MAX Complete Realty**

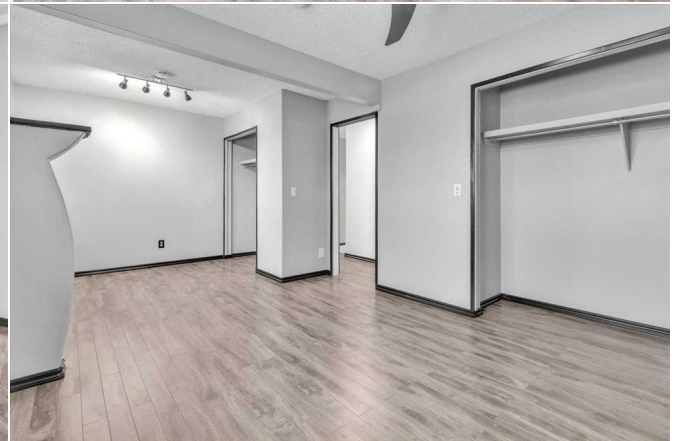
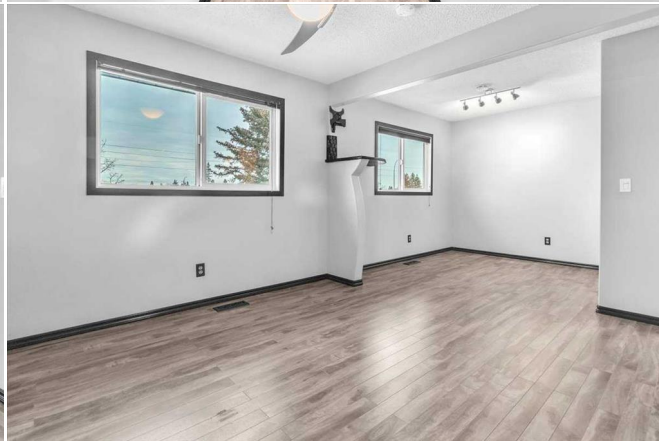
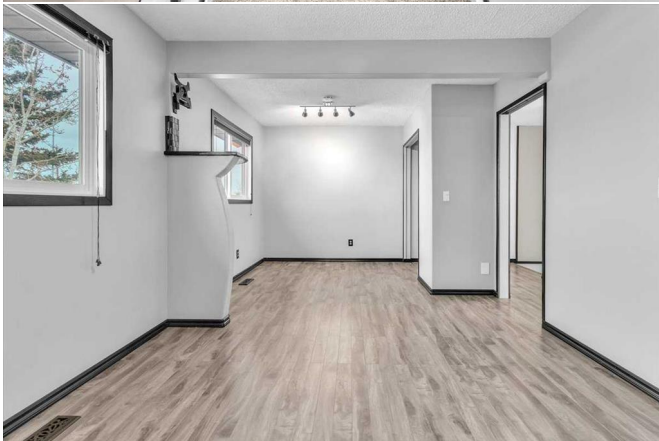
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



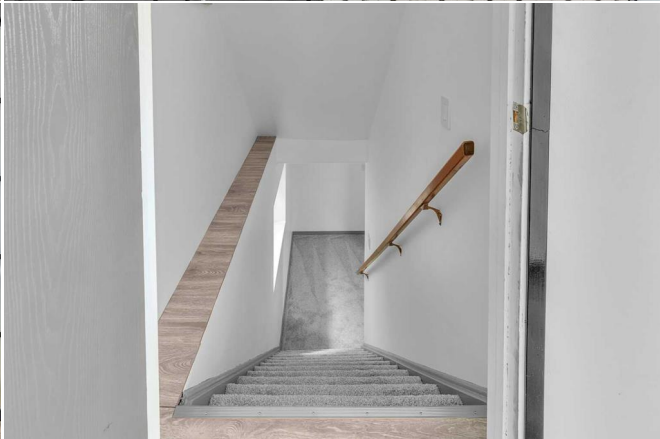


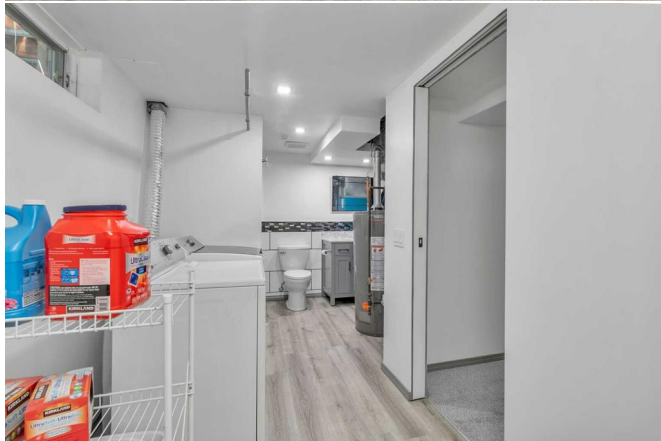












**236 Abadan Place NE**

Main Floor Exterior Area 553.34 sq ft  
Interior Area 518.45 sq ft



PREPARED: 2024/06/25

White regions are excluded from total floor area in iGUEDE floor plans. All room dimensions and floor areas must be considered approximations and are subject to independent verification.

**236 Abadan Place NE**

2nd Floor Exterior Area 517.40 sq ft  
Interior Area 483.30 sq ft  
Excluded Area 6.90 sq ft

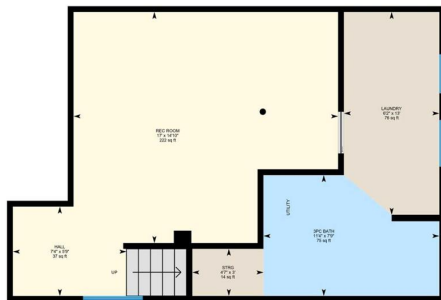


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**236 Abadan Place NE**

Basement (Below Grade) Exterior Area 481.00 sq ft  
Interior Area 458.84 sq ft



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