412 Abadan Place NE

Calgary | Active | MLS® A2353456

$410,000









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1981**	**1,050 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Blue Sky

A closer look

Single family 3 bedroom 2 storey home in good condition ready for a new owner! All the expensive items have been replaced. Hot water tank 2025, Furnace 2021, shingles and siding 2011. Quartz counter tops, all appliances, including stove, fridge, main floor washer and dryer and all window coverings. Quality laminate flooring, tile in kitchen, and carpeting upstairs. The basement is developed with a family room a den and lots of storage. The paved driveway is in excellent condition, a good sized deck with composite flooring, a nice sized yard and a large shed on skids so you can move it wherever you like. This is a very quiet "place" location with only local traffic and a park at the end of the street. All amenities are close by. Great home for first time buyers or excellent rental property. Call your Realtor for easy showings.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353456
Bedrooms	3
Bathrooms	1
Year Built	1981
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,050 sq. ft.
Main Level Finished Area:	525 sq. ft.
Upper Level Finished Area:	525 sq. ft.
Below Grade Finished Area:	391 sq. ft.

Acreage:	No
Lot Area:	3,283 sq. ft.
Lot Frontage:	32'¼"
Front Exposure:	South
Unit Exposure:	South
Levels:	Two
Total Rooms Above Grade:	5
Year built:	1981 (Age: 45)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	8110865
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Laminate, Tile
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	Driveway, Front Drive, Off Street, On Street, Parking Pad, Paved
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
City Quadrant:	Northeast
Community:	Abbeydale
Appliances:	Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	Shed
Restrictions:	None Known
Main Floor	Living Room · 17'3" × 12'4" ·
Main Floor	Kitchen With Eating Area · 16'1" × 9'2" ·
Main Floor	Laundry · 5'1" × 3'3" ·
2nd Floor	Bedroom - Primary · 13'7" × 9'3" ·
2nd Floor	Bedroom · 9'3" × 8'4" ·
2nd Floor	Bedroom · 9'3" × 8'4" ·
Lower Level	Family Room · 15'7" × 10'4" ·
Lower Level	Den · 10'2" × 8'1" ·
Lower Level	Storage · 6'5" × 6'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby
Interior Features:	No Animal Home, No Smoking Home, Quartz Counters, Storage
Exterior Features:	Playground, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Cul-De-Sac, Landscaped, No Back Lane
Num. of Parcels:	0

Outbuildings:	Shed
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone NE
Zoning:	R-C2
Listed Date:	Oct 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/412-abadan-place-ne-calgary-a2353456/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 24, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.