



## 236 Abadan Place Calgary Alberta

\$549,900

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. (id:6769)

Primary Bedroom 10.42 Ft x 19.67 Ft

3pc Bathroom 10.67 Ft x 4.92 Ft

Recreational, Games room 17.00 Ft x 14.83 Ft

3pc Bathroom 11.33 Ft x 7.75 Ft

Laundry room 6.17 Ft x 13.00 Ft

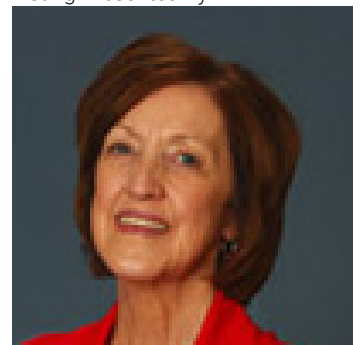
Storage 4.58 Ft x 3.00 Ft

Kitchen 11.83 Ft x 19.67 Ft

Living room 13.08 Ft x 15.33 Ft

Bedroom 10.58 Ft x 9.92 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Complete Realty

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