

\$465,000 - 16 Abalone Crescent Ne, Calgary

MLS® #A2269468

\$465,000

3 Bedroom, 2.00 Bathroom, 1,230 sqft

Residential on 0.07 Acres

Abbeydale, Calgary, Alberta

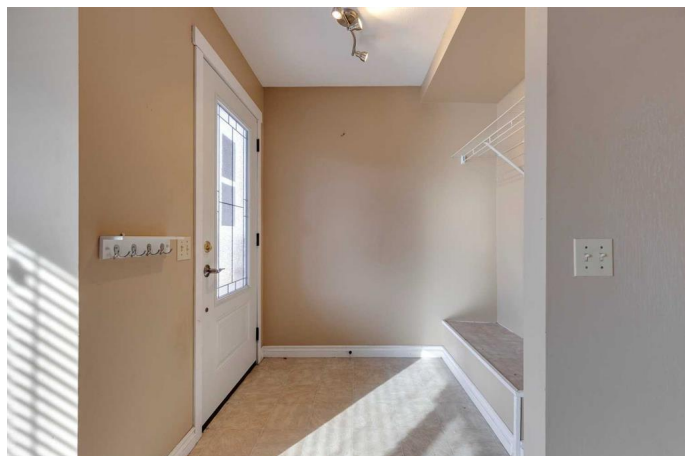
Fantastic opportunity in the family-friendly community of Abbeydale! This well-located 3-bedroom home sits on a quiet crescent within walking distance to schools, parks, and transit. The property offers excellent potential for buyers/ investors looking to build sweat equity.

The main level features a bright front living room and a functional kitchen layout with plenty of cabinet space and room to personalize. Upstairs, youâ€™ll find three good-sized bedrooms and a 3pc bathroom. The partially finished basement Includes a large family room area and there is also a large mechanical/storage/laundry room. Outside, enjoy the large fenced backyard with room for kids, pets, and gardening. The property also includes a full-width front porch and a large rear deck. Don't miss your change to make this affordable home your own!

Built in 1980

Essential Information

MLS® #	A2269468
Price	\$465,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,230



Acres	0.07
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	16 Abalone Crescent Ne
Subdivision	Abbeydale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2A 6Y7

Amenities

Parking	Off Street
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Interior

Interior Features	Pantry
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 19th, 2025
Zoning	R-CG

Listing Details

Listing Office	RE/MAX House of Real Estate
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