

# \$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

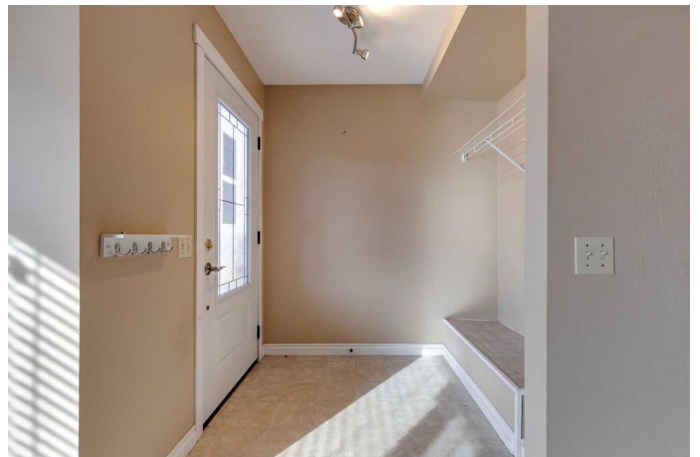
Fantastic opportunity in the family-friendly community of Abbeydale! This well-located 3-bedroom home sits on a quiet crescent within walking distance to schools, parks, and transit. The property offers excellent potential for buyers/ investors looking to build sweat equity.

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 |
|---------|------------|

### 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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