

**4311 Greenview Drive NE**  
**Calgary, Alberta**

**MLS # A2184813**



**\$549,000**

<b>Division:</b>	Greenview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	953 sq.ft.	<b>Age:</b>	1961 (64 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, On Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Ga		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Concrete, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage, Walk-In Closet(s)		

**Inclusions:** N/A

\*OPEN HOUSE CANCELLED FOR SUN JAN 5TH\* 55 x 110 foot R-CG lot available in the centrally located community of Greenview. This classic style bungalow backs onto a greenspace with a workout station and park and is steps away from an off leash area. The main level features an "L" shaped dining and living room and a bright kitchen with an in kitchen eating area. The main also has 2 good sized bedrooms and a 4 piece bath. The basement has a 3rd bedroom with walk in closet, a 2 piece bathroom, a huge family room as well as a large laundry/utility room with shelving and hanging space and a cold storage room. The basement has a separate entrance but the door upstairs has been removed. The sunny south facing back yard is great for a gardener with a garden box, shed and fully fenced yard. It also has a double car garage with a parking pad, for lots of parking. This inner city location has easy access to downtown, the airport, Deerfoot Trail and is close to transit, schools, parks, shopping and many other amenities. A great location and home with lots of opportunity for investment, renovation or land development. Book your showing today!