



GRASSROOTS
REALTY GROUP

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4448 3 Street NE
Calgary, Alberta

MLS # A2229952



\$600,000

Division:	Greenview		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,049 sq.ft.	Age:	1961 (64 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: 2 rain barrels, greenhouse

Beautiful character home with a retro charm all its own. 3bdr/1bth up and a beautiful 2bdr/1bth illegal SUITE with separate entrance, in the basement (bdr windows do not meet current egress standards). The property gives you a fantastic 50x100' lot (insulated DOUBLE GARAGE) with a fabulous, level backyard that green thumbs will love for the morning sun and privacy. The yard boasts many gorgeous plants and flowers with a greenhouse, covered cobblestone patio area and eclectic decor, to create a welcoming, wonderful space for you and your guests. Updated flooring and pristine retro cabinetry grace the home. The master bedroom spoils you with a surprise patio door that opens to the covered patio, so you can enjoy cool breezes, fresh mornings and even a dip in the hottub when you feel like it! Like the house, the neighbourhood of Greenview is a hidden gem itself! It combines the tranquility and neighbourliness of a bygone era, with a fantastic location that offers ready access to modern conveniences. Shopping, dining etc, are just steps from your door, and access to main thoroughfares like John Laurie and Deerfoot is quick and easy so you can be on a hike at Nose Hill Park, or be out of town on a getaway in just minutes. Greenview treats you to wide streets, abundant parking, soothing green spaces, mature landscaping and a lifetime of wonderful memories. Start your new life in this old-school home and find the serenity you long for!