



**GRASSROOTS**  
REALTY GROUP

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309, 4455A Greenview Drive NE  
Calgary, Alberta

MLS # A2249500



**\$233,000**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Greenview                          |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 909 sq.ft.                         | Age:   | 1973 (52 yrs old) |
| Beds:     | 2                                  | Baths: | 1                 |
| Garage:   | Stall                              |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                |            |        |
|-------------|--------------------------------|------------|--------|
| Heating:    | Baseboard                      | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Hardwood | Sewer:     | -      |
| Roof:       | -                              | Condo Fee: | \$ 554 |
| Basement:   | -                              | LLD:       | -      |
| Exterior:   | Stucco, Wood Frame             | Zoning:    | M-C2   |
| Foundation: | Poured Concrete                | Utilities: | -      |
| Features:   | Granite Counters, Storage      |            |        |

|             |           |
|-------------|-----------|
| Inclusions: | furniture |
|-------------|-----------|

New price and ready to move in today! This 2 bed 1 bath unit is one of the larger ones in the building. Offering over 900 sq ft of warm and inviting living space. You have convenient in suite laundry and large in suite storage room, great sized bedrooms and granite counters in your kitchen . It is on the west side of Deerfoot trail conveniently located close to shopping, the airport, public transit, downtown and some fabulous restaurants. It is a PET FRIENDLY (with board approval) building and there is an off leash park located right beside the building for the furry family member. You also have parks and schools close by. Great opportunity to get into the housing market or start your investment portfolio!