



GRASSROOTS
REALTY GROUP

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**303, 4455D Greenview Drive NE
Calgary, Alberta**

MLS # A2257785



\$218,600

Division:	Greenview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	869 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 536
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions: BLINDS, PATIO DOOR ROD AND DRAPES

Welcome to an immaculate two bedroom, one bath condo offering 870sf of bright and inviting living space. The hardwood flooring creates a modern and stylish feel. The kitchen is equipped with all the necessary appliances, complemented by granite countertops for a sleek and functional cooking space. The spacious living area is flooded with natural light from large windows and provides access to a sun soaked balcony perfect for relaxing or entertaining. Both bedrooms offer generous space with floor-to-ceiling mirrors and large closets, providing ample storage while enhancing a bright and airy feel. The bathroom is larger than most, while the in-suite laundry adds that ultimate convenience. A large storage room off the hallway will provide extra space for all your essentials. This home comes with one assigned parking stall with electric hookup for your car engine block heating. Pets are welcome here with the approval of the Condo Board. Located in the centrally located quiet Greenview community, offering quick access to off-leash dog parks, scenic biking paths and major transportation routes such as Deerfoot Trail, McKnight Boulevard and Centre Street. Shopping, dining and other amenities are within easy reach. Deerfoot City, Superstore and various local shops just a short walk/drive away. Not to mention that quick access to downtown, the airport and mountains makes this location unbeatable! This move-in-ready home is a fantastic opportunity for first-time buyers, downsizers or investors. Priced to sell, don't hesitate.