



**4328 Greenview Drive NE  
Calgary, Alberta**

**MLS # A2258949**

**\$589,000**



<b>Division:</b>	Greenview	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Bungalow	
<b>Size:</b>	1,055 sq.ft.	<b>Age:</b> 1961 (65 yrs old)
<b>Beds:</b>	3	<b>Baths:</b> 2
<b>Garage:</b>	Double Garage Detached, Parking Pad	
<b>Lot Size:</b>	0.14 Acre	
<b>Lot Feat:</b>	Back Lane	

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features		
<b>Inclusions:</b>	none		

ATTENTION BUILDERS! 51' x 105' R CG lot. Great location on a quiet street close to both Edmonton Trail and McKnight Blvd. Only 10 minutes from downtown and from the airport - with an easy connection to any of Deerfoot Trail, John Laurie Blvd and 14th Street. Close to schools (Foundations for the Future Charter School is across the street), public transportation, shopping, amenities - and only a few blocks from the Greenview Industrial Area. This classic style 1961 bungalow home has been lovingly cared for over the years. The main level features an L-shaped living and dining room as well as 3 good sized bedrooms and a 4-piece bath. Off the kitchen there is a back entrance to the backyard. Head downstairs to a den, full bath and a recreation room with a ton of 60's charm!! Looking to hold this property - it could be a great rental with little investment. Perfect opportunity for investor/builder for development of attached duplex infill (each side with potential legal basement suites).