



GRASSROOTS
REALTY GROUP

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4328 Greenview Drive NE
Calgary, Alberta

MLS # A2258949



\$629,000

Division:	Greenview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,055 sq.ft.	Age:	1961 (64 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features		

Inclusions: 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 loving 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 "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 basement suite).