



GRASSROOTS
REALTY GROUP

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417 Goddard Avenue NE
Calgary, Alberta

MLS # A2261922



\$359,900

Division:	Greenview		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,270 sq.ft.	Age:	1962 (63 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Carport		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Green Roof, Tar/Gravel	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Pantry, Vinyl Windows		
Inclusions:	None		

Welcome to 417 Goddard Ave NE, a NO CONDO FEE TOWNHOME offering 4 BEDROOMS and 1.5 BATHROOMS, blending comfort, style, and affordability in one great package. The home is move-in ready and features UPDATED TRIPLE-PANE WINDOWS (2020) for energy efficiency, LAMINATE AND VINYL TILE FLOORING ON THE MAIN FLOOR, and a kitchen with STAINLESS STEEL APPLIANCES, WELL-MAINTAINED WOOD CABINETRY AND SHELVING updated in 2018, and a GOOD-SIZE PANTRY for everyday convenience. The main floor is anchored by a SPACIOUS LIVING ROOM filled with natural light, providing a welcoming space for family and guests.? The upper level features 4 bedrooms (one is currently used as an office/den) and a full bathroom. The DECENT-SIZED BACKYARD is fully fenced. At the front, the yard faces an open green space, lending an airy and pleasant view, as well as a sense of openness. This central location is just a three-minute walk to nearby bus stops and provides easy access to McKnight Trail, Edmonton Trail, and Deerfoot Trail. With restaurants, shopping, and essential amenities close at hand, this property delivers both convenience and comfort. Schedule your showing today and see the value this home can bring to your next chapter.