



GRASSROOTS
REALTY GROUP

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409, 4455A Greenview Drive NE
Calgary, Alberta

MLS # A2265273



\$220,000

Division:	Greenview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	910 sq.ft.	Age:	1973 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 554
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Investors, first time buyers...welcome to Greenview On The Park! This functional 2 bedroom unit has it all - size, location and price! A perfect 2 bedroom home that's close to Deerfoot, schools, shopping, downtown...this apartment boasts top floor location with no neighbours above and only one common wall. Featuring vinyl plank flooring throughout your new home, neutral paint colour, granite and stainless appliances! The oversized windows, separate breakfast nook and dining area provide a bright living area and in-suite storage and in suite laundry are a huge bonus! A south facing balcony, a great-sized principle bedroom that holds a full king-sized bed, plus ample room in the second bedroom for a potential home office. The bathroom features upgrades including granite counters, wall to wall modern stacked subway tile tub/shower as well as the European one piece washer and dryer. All of this is situated on a green space and city pathways. Pet friendly with no size or breed restrictions. Ideal for revenue property or a couple just getting started. Book a showing soon!