



**403, 4455D Greenview Drive NE
Calgary, Alberta**

MLS # A2284809



\$194,900

Division:	Greenview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	873 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Cork	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 536
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: None

Calling all first time home buyers and savvy investors! Pride of ownership shines throughout this beautiful top corner unit condo in the highly sought after community of Greenview. Offering nearly 900 sq ft of living space, this 2 bed, 1 bath home features a bright, open floorplan with a rare dual entrance design allowing access from either side of the building, adding both convenience and uniqueness. Inside, you'll immediately notice the upgraded cork flooring and granite countertops in the functional kitchen, which opens seamlessly to the living area perfect for everyday living and entertaining. Soak up the sunshine from your West facing balcony, ideal for warm summer evenings, or enjoy the abundant natural light streaming through the unit during the winter months. Additional bonuses include; In-suite laundry and storage room plus one assigned parking stall (#110). Pet owners will love the off leash dog park just steps away, and everyone will appreciate the unbeatable location, minutes from downtown, with easy access to dining, grocery stores, public transit, and countless other amenities.