

403, 4455C GREENVIEW Drive NE  
Calgary, Alberta

MLS # A2197823

\$264,900

Division:	Greenview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	883 sq.ft.	Age:	1973 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 489
Basement:	-	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Fantastic Opportunity! Live in this stunning top-floor, 2-bedroom unit in a modern, pet-friendly complex! This immaculate home features a chef's kitchen with dark shaker-style cabinets, a pantry, under-cabinet lighting, and stylish hand-scraped hardwood floors. The bright, open floor plan is perfect for entertaining, with spacious living and dining areas. Enjoy two well-sized bedrooms, a large private patio, and in-suite laundry hook-ups. The unit offers ample storage, one assigned parking space, and plenty of visitor parking. Conveniently located near a large dog park, future Green Line C-Train/Bus Depot, grocery stores, parks, and walking paths. With easy access to McKnight Trail, John Laurie Blvd, and Deerfoot Trail, this home is perfect for first-time homebuyers and investors alike! Don't miss out—call for your private showing today!