4611 Greenhill Crescent NE
Calgary, Alberta

MLS # A2254529

$550,000

Division:	Greenview
Type:	Residential/House
Style:	Bungalow
Size:	969 sq.ft.
Age:	1961 (64 yrs old)
Beds:	4
Baths:	2
Garage:	Double Garage Detached
Lot Size:	0.12 Acre
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Paved, Rectangular Lot

Heating:	Forced Air, None	**Water:**	-
Floors:	Carpet, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Brick, Vinyl Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Welcome to this well-maintained and inviting bungalow tucked away on a quiet, pride-of-ownership street in Greenview.   Offering a thoughtful layout, tasteful upgrades, and excellent curb appeal, this home is a fantastic opportunity for first-time buyers, investors, or those looking for single-level living with added space.   The main floor features upgraded kitchen cabinetry and hardware, updated flooring, a bright living room, and three comfortable bedrooms along with a functional 4-pc bathroom.   Downstairs you’ll find a large family room, a 3-pc bathroom, and an additional bedroom (window does not meet current egress standards).   The basement also retains plumbing and electrical from a former kitchenette, presenting potential for future development.   A true standout is the lovely, spacious south facing backyard complete with oversized double detached garage, underground sprinkler system and convenient access off the paved alley.   With a welcoming community of neighbours and proximity to schools, playgrounds, shopping at Sunridge Mall and Deerfoot City, quick access to Deerfoot Trail, and just minutes to downtown and YYC airport—this location is hard to beat.   A rare find in Greenview—don’t miss it!   Welcoming community of neighbours and proximity playgrounds, shopping at Sunridge Mall and Deerfoot City, quick access to Deerfoot Trail, and just minutes to downtown and YYC airport—this location is hard to beat.