

403, 4455C GREENVIEW Drive NE  
Calgary, Alberta

MLS # A2197823



**\$264,900**

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

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	\$ 489
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Wood Frame	<b>Zoning:</b>	M-C2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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!