



GRASSROOTS
REALTY GROUP

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4319 Greenview Drive NE
Calgary, Alberta

MLS # A2324180



\$574,900

Division:	Greenview		
Type:	Residential/House		
Style:	Bungalow		
Size:	866 sq.ft.	Age:	1961 (65 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: N/A

Amazing opportunity in Greenview! Sitting on an oversized lot and backing onto a green space, this completely renovated bungalow is a terrific option for the professional couple seeking a short commute to downtown Calgary. Total open concept main level boasts a large living room, eating area and kitchen. Dream kitchen includes a tasteful combination of white cabinets, high end stainless steel appliances, and granite countertops. Island with breakfast bar overlooks the living and eating areas, making it perfect for entertaining guests. Gleaming hardwood flooring dominates. Completing the main level are two generous sized bedrooms and a full bathroom, all renovated to perfection. Central air conditioning in place for those warm summer days. Fully developed with permits, the lower level will not disappoint. Large recreation room is complemented by another bedroom, a full bathroom, custom laundry space and plenty of storage. Newer furnace and updated windows throughout. South facing backyard has no shortage of beautiful lawn coverage, double garage, and RV parking. Nestled in the heart of this great community and minutes to downtown, public transportation and many amenities.