



GRASSROOTS
REALTY GROUP

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4420 3 Street NE
Calgary, Alberta

MLS # A2325875



\$599,000

Division:	Greenview		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,069 sq.ft.	Age:	1961 (65 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Paved, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s)		

Inclusions: none

OPEN HOUSE - SUNDAY, JULY 19TH, FROM 10AM-12PM Welcome to a beautifully renovated home that perfectly blends modern updates with endless possibilities. Step outside and enjoy your own private backyard oasis featuring a MASSIVE DECK, HEATED OUTDOOR POOL, perfect for relaxing, entertaining. Inside, the thoughtfully updated interior offers a BRIGHT, inviting layout with two spacious bedrooms upstairs, including a luxurious walk-in closet created by combining the original third bedroom. If desired, this space can easily be converted back into a third bedroom to suit your family's needs. The unfinished basement provides a blank canvas, ready for your dream recreation room, home gym, additional living space, or whatever you envision. Complete with a HEATED DETACHED GARAGE and ideally situated in a sought-after central location just minutes from downtown, this home is close to shopping, schools, public transit, parks, and every amenity you could need. Whether you're looking for move-in-ready comfort or room to make it your own, this EXCEPTIONAL PROPERTY offers the perfect combination of lifestyle, location, and opportunity. Don't miss out on this HIDDEN GEM!