



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4708 Greenview Drive NE
Calgary, Alberta

MLS # A2333751



\$479,900

Division:	Greenview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,044 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped, Many Trees, Rectangular Lot,		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Glass, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Open Floorplan, Separate Entrance		

Inclusions: n/a

Investor Alert! Fantastic opportunity to own a 3-bedroom bungalow with a separate rear entrance in the highly sought-after community of Greenview. Situated on a spacious lot, this property offers exceptional potential for investors, renovators, or buyers looking to renovate and customize a home to suit their vision. Situated on a generous lot, this home offers incredible potential for investors, renovators, or buyers looking to create their dream home. The main floor features hardwood flooring, a functional breakfast bar, and sliding patio doors off the primary bedroom, providing easy access to the private backyard. Major mechanical updates include a newer high-efficiency furnace and hot water tank, offering added value and peace of mind. Outside, you'll find a spacious 22' x 24' detached garage with convenient back lane access. The beautifully private backyard is filled with mature fruit trees and shrubs, creating a tranquil setting with plenty of room for gardening, relaxing, or entertaining family and friends. Bring your vision and unlock the potential of this well-located property close to parks, schools, shopping, downtown. and major commuter routes.