

# \$264,900 - 403, 4455c Greenview Drive Ne, Calgary

MLS® #A2197823

**\$264,900**

2 Bedroom, 1.00 Bathroom, 883 sqft

Residential on 0.00 Acres

Greenview, Calgary, Alberta

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.

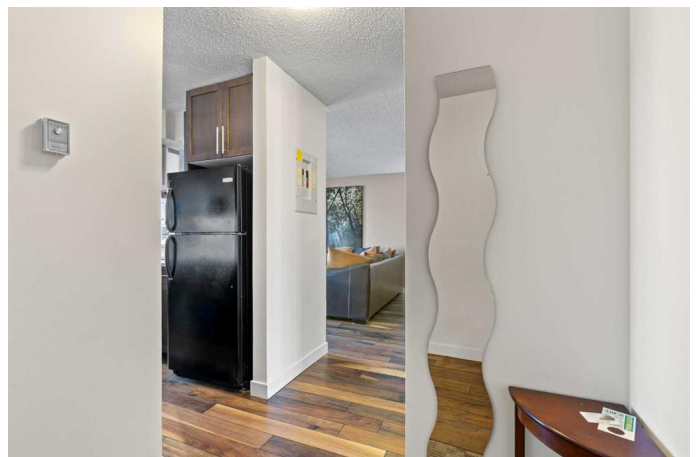
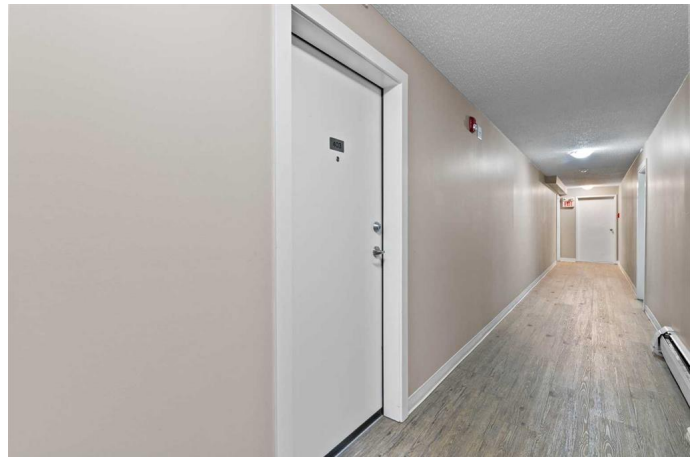
Enjoy two well-sized bedrooms, a large private patio, and in-suite laundry hook-ups. The unit offers ample storage, one assigned parking space, and plenty of visitor parking.

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!

Built in 1973

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2197823  |
| Price     | \$264,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 883               |
| Acres          | 0.00              |
| Year Built     | 1973              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 403, 4455c Greenview Drive Ne |
| Subdivision | Greenview                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2E 6M1                       |

### **Amenities**

|                |                          |
|----------------|--------------------------|
| Amenities      | Visitor Parking, Storage |
| Parking Spaces | 1                        |
| Parking        | Stall                    |

### **Interior**

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan         |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                 |
| Cooling           | None                                                                   |
| # of Stories      | 4                                                                      |

### **Exterior**

|                   |                   |
|-------------------|-------------------|
| Exterior Features | None              |
| Roof              | Rubber            |
| Construction      | Stone, Wood Frame |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 27th, 2025 |
| Days on Market | 64                  |
| Zoning         | M-C2                |

**Listing Details**

Listing Office                  Royal LePage Solutions

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