

# \$560,000 - 4401 Greenview Drive Ne, Calgary

MLS® #A2196134

**\$560,000**

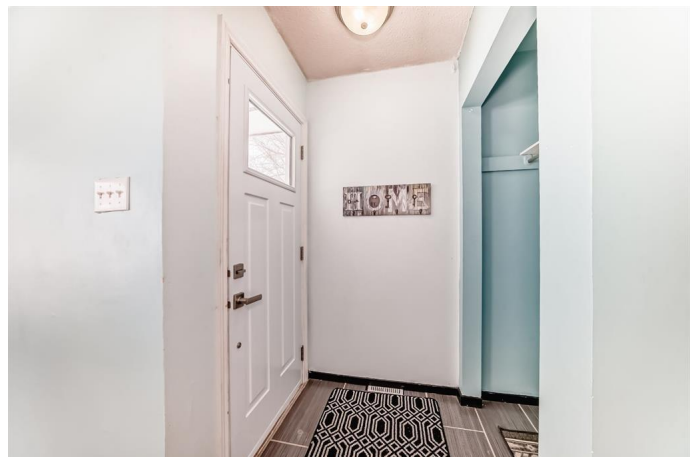
5 Bedroom, 2.00 Bathroom, 1,024 sqft  
Residential on 0.10 Acres

Greenview, Calgary, Alberta

**ATTENTION REAL ESTATE INVESTORS!**

Legal suited property within 12 minutes drive of downtown. Siding onto a park and surrounded by green space this 5 bedroom home with 3 up & 2 down should not be missed. If you are looking for an affordable home to move into or a positive rental investment property this would be one to consider. Both suites have large windows, high ceilings making it bright and spacious throughout. All bedrooms are of good size and both suites come with four piece bathrooms. The shared laundry room has a new washer & dryer & enough space for storage. The fully fenced backyard allows for both suites to have their own area to enjoy. There is a single car garage and additional 2 parking spaces. This property backs onto a off leash dog park, there is a park with playground area across the street and also a green space next door. It's close access to the airport, all main routes and with schools, restaurants and shopping nearby this makes Greenview a great location & up and coming community. Some of the many updates that have been done over the years, include a new flat roof in 2020, furnace replaced in 2008, electrical updated in 2023 including new panel, new outlets in lower unit and new wired in smoke detectors., many new windows, garage door and exterior doors in 2019, new fence in 2016 & new upstairs flooring the bathroom & kitchen 2025. Call to view this legally suited property today!

Previous tenants paid \$2200 up and \$1600



down not including utilities. Garage was rented separately for \$200

Built in 1964

### **Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2196134          |
| Price          | \$560,000         |
| Bedrooms       | 5                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,024             |
| Acres          | 0.10              |
| Year Built     | 1964              |
| Type           | Residential       |
| Sub-Type       | Semi Detached     |
| Style          | Bungalow, Up/Down |
| Status         | Active            |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 4401 Greenview Drive Ne |
| Subdivision | Greenview               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2E 5R3                 |

### **Amenities**

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Parking Spaces | 3                                                                          |
| Parking        | Additional Parking, Parking Pad, RV Access/Parking, Single Garage Detached |
| # of Garages   | 1                                                                          |

### **Interior**

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | See Remarks                                                        |
| Appliances        | Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                            |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |

Basement Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features Dog Run, Garden

Lot Description Back Lane, Corner Lot, Front Yard, Dog Run Fenced In

Roof Flat Torch Membrane

Construction Brick, Other

Foundation Poured Concrete

## Additional Information

Date Listed February 21st, 2025

Days on Market 48

Zoning R-CG

## Listing Details

Listing Office RE/MAX iRealty Innovations

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