

# \$425,000 - 4335 Greenview Drive Ne, Calgary

MLS® #A2216809

**\$425,000**

3 Bedroom, 2.00 Bathroom, 1,110 sqft

Residential on 0.08 Acres

Greenview, Calgary, Alberta

This two storey half duplex is a fantastic opportunity to enter the housing market or add to your investment portfolio. The main floor features a bright and inviting living room, highlighted by three large windows that flood the space with natural light. The white kitchen offers a good amount of cupboard and counter space, along with ample space for your dining table. A convenient two piece bathroom on the main floor adds to the home's functionality.

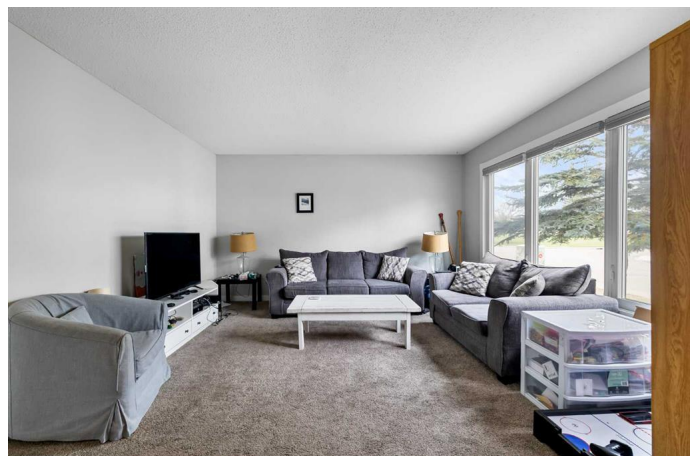
Upstairs, you'll find three well sized bedrooms and a four piece bathroom. The lower level offers more space for you including a large recreation room and utility/laundry room, offering even more space to relax, work, or play. Outside, enjoy your fully fenced south-facing yard with a rear deck - perfect for summer BBQ's, letting the kids play, or simply relaxing in the sun. Off street parking for 2 vehicles is also included. Ideally located with green spaces to both the side and rear of the property, this home offers peace and privacy while being close to everything you need. This is a great location close to bike trails, tot lot, public transportation, and easy access to main routes. Don't miss out - book your showing today!

Built in 1966

## Essential Information

MLS® #                      A2216809

Price                         \$425,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,110                  |
| Acres          | 0.08                   |
| Year Built     | 1966                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 4335 Greenview Drive Ne |
| Subdivision | Greenview               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2E 5R3                 |

### Amenities

|                |                          |
|----------------|--------------------------|
| Parking Spaces | 2                        |
| Parking        | Alley Access, Off Street |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Laminate Counters, Pantry   |
| Appliances        | Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Lane, Back Yard, Landscaped, Level, Rectangular Lot |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame   |
| Foundation        | Poured Concrete  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 4             |
| Zoning         | R-CG          |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.