

# \$550,000 - 4401 Greenview Drive Ne, Calgary

MLS® #A2212894

**\$550,000**

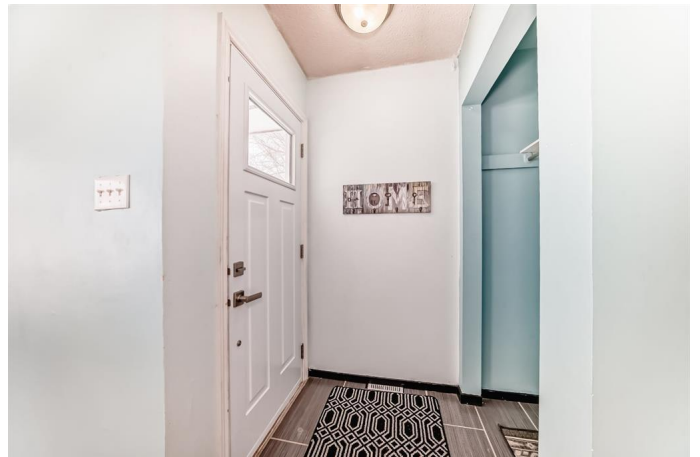
5 Bedroom, 2.00 Bathroom, 1,024 sqft  
Residential on 0.10 Acres

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® #	A2212894
Price	\$550,000
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	Garden, Dog Run
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	April 17th, 2025
Days on Market	17
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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.