

**203, 4455A Greenview Drive NE**  
**Calgary, Alberta**

**MLS # A2250450**



**\$229,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Greenview                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 885 sq.ft.                         | <b>Age:</b>   | 1974 (51 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Outside, Paved, Stall    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                |                   |        |
|--------------------|--------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                              | <b>Condo Fee:</b> | \$ 519 |
| <b>Basement:</b>   | -                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Wood Frame             | <b>Zoning:</b>    | M-C2   |
| <b>Foundation:</b> | -                              | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, No Smoking Home |                   |        |

**Inclusions:** N/A

Welcome home to this beautiful & inviting 2-bedroom, 1-bathroom unit offering quick possession and true move-in readiness. Thoughtfully designed with an open-concept layout, this condo features plenty of natural sunlight flowing through the large windows and living space. The stylish kitchen is complete with stone countertops, full-height cabinetry, and a spacious dining area&mdash;perfect for entertaining or everyday living. Enjoy the convenience of in-suite laundry, a private 4-piece bathroom, and a generously sized primary bedroom with ample closet space. The unit also includes an assigned parking stall and ample in-suite storage. Located just steps from parks, pathways, and an off-leash dog park, and with easy access to major roads and transit&mdash;this pet-friendly complex checks all the boxes. 2 pets allowed with Board approval. Don&rsquo;t miss your chance to own this bright and welcoming home&mdash;book your private showing today!