

**417 Goddard Avenue NE**  
**Calgary, Alberta**

**MLS # A2261922**



**\$359,900**

<b>Division:</b>	Greenview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,270 sq.ft.	<b>Age:</b>	1962 (63 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Green Roof, Tar/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry, Vinyl Windows		

**Inclusions:** None

Welcome to 417 Goddard Ave NE, a NO CONDO FEE TOWNHOME offering 4 BEDROOMS and 1.5 BATHROOMS, blending comfort and affordability in one great package. The home features UPDATED WINDOWS (2020) for energy efficiency, LAMINATE AND VINYL TILE FLOORING ON THE MAIN FLOOR, and a kitchen with STAINLESS STEEL APPLIANCES, WELL-MAINTAINED WOOD CABINETRY AND SHELVING updated in 2018, and a GOOD-SIZE PANTRY for everyday convenience. The main floor is anchored by a SPACIOUS LIVING ROOM filled with natural light, providing a welcoming space for family and guests. The upper level features 4 bedrooms (one is currently used as an office/den) and a full bathroom. The DECENT-SIZED BACKYARD is fully fenced. At the front, the yard faces an open green space, lending an airy and pleasant view, as well as a sense of openness. This central location is just a three-minute walk to nearby bus stops and provides easy access to McKnight Trail, Edmonton Trail, and Deerfoot Trail. With restaurants, shopping, and essential amenities close at hand, this property delivers both convenience and comfort. Schedule your showing today and see the value this home can bring to your next chapter.