

**402, 4455D Greenview Drive NE  
Calgary, Alberta**

**MLS # A2307032**



**\$285,000**

<b>Division:</b>	Greenview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,142 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 930
<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>	Granite Counters, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** None

TOP-FLOOR END UNIT with a sunny South-East-facing balcony and beautiful green space views! Welcome to this spacious 3-bedroom, 1.5-bath condo in Greenview, offering 1,142 sq ft of well-designed living space—perfect for first-time buyers, families, or investors. The bright Living Room is a standout feature, showcasing an impressive spacious layout with large windows and direct access to the balcony—ideal for enjoying morning sun and peaceful greenspace view. The adjacent Dining area provides a comfortable space for everyday meals and entertaining. The Kitchen is both functional and stylish, featuring granite countertops, stainless steel appliances, and full-height cabinetry for ample storage. The Primary Bedroom includes a walk-in closet and private 2-piece ensuite with granite countertop. The second Bedroom also offers a walk-in closet and East-facing windows for natural morning light, while the third Bedroom is well-sized and versatile—perfect for guests, a home office, or additional family space. A 4-piece bathroom with granite countertop completes the layout. This unit also includes an assigned parking stall. Ideally located just steps from the Highland Park Off-Leash Area and surrounded by parks and pathways. Close to schools, shopping, and transit, with quick access to McKnight Boulevard, Deerfoot Trail, and Centre Street—making commuting easy across the city. This is a rare opportunity to own a bright and spacious top-floor 3-bedroom condo in a convenient north-central location.