

4431 Greenview Drive NE
Calgary, Alberta**MLS # A2352490****\$600,000**

Division:	Greenview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,116 sq.ft.	Age:	1956 (70 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Lawn Mower, Gas Barbeque, Fibre Optics, 20 Cubic Foot upright freezer.

This 1116 sq. ft. bungalow offers a functional layout with two bedrooms, a full bathroom featuring a walk-in shower, and convenient main-floor laundry. The property includes a front driveway and a double garage equipped with an electric garage door opener. The basement features a spacious 18 ft. x 20 ft. family room, an 8 ft. x 16 ft. sitting room, and a separate living area with its own bathroom, providing additional flexible living space. Other features include a high-efficiency gas furnace, handrails on both sides of the staircase, and provisions for a stair climber to provide access to the rear entrance. Enjoy green space located both in front of and behind the property.