

**204, 4455D Greenview Drive NE
Calgary, Alberta**

MLS # A2258156



\$224,900

Division:	Greenview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	799 sq.ft.	Age:	1973 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	2.61 Acres		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, P		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 495
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan		

Inclusions: window coverings

Attention INVESTORS and FIRST-TIME home buyers!! ? Here is your chance to own a BEAUTIFULLY RENOVATED 2-bedroom condo that checks ALL the boxes — low condo fees, IN-SUITE laundry, and a HUGE west-facing balcony!! This unit has just been refreshed with BRAND NEW luxury vinyl plank floors, fresh paint throughout, and a professional cleaning so it’s 100% MOVE-IN READY with IMMEDIATE possession available!! You will LOVE the oversized windows that flood the space with NATURAL LIGHT, creating a warm and inviting atmosphere from the moment you walk in. The modern kitchen is a true standout, featuring GRANITE countertops, rich dark cabinetry, and a spacious dining nook that flows seamlessly into the OPEN-CONCEPT living room. Perfectly designed for entertaining, the living area easily fits a full-size sectional, chairs, TV + more with plenty of space to host family and friends in style!! The updated 4-piece bathroom impresses with NEW floors, fresh paint, and a tiled shower, while the convenience of IN-SUITE laundry makes everyday living a breeze. Both bedrooms are generously sized, making this the ideal layout for a growing family, roommates, or even a dedicated guest room + home office! This is truly one of the CLEANEST units in the building and offers unbeatable value! Surrounded by green space, pathways, and parks, you’ll love the convenient location — just minutes from McKnight Boulevard, Deerfoot Trail, and Centre Street with the NEW Green Line coming soon!! Don’t wait — this condo is READY TO GO and could be YOURS today!! Pack your bags and book your private showing NOW!!