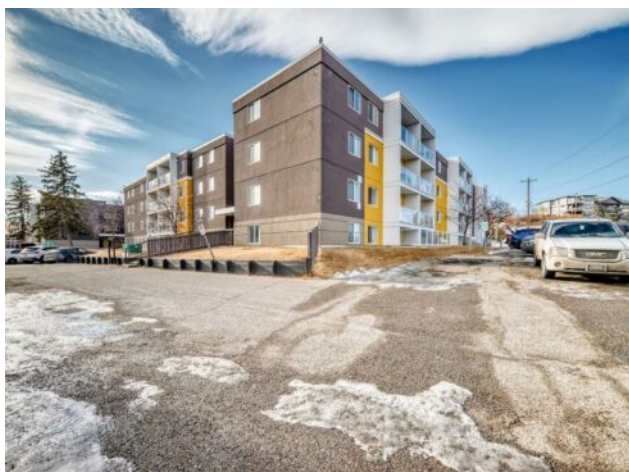


302, 4455A Greenview Drive NE  
Calgary, Alberta

MLS # A2283225

**\$210,000**



<b>Division:</b>	Greenview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	856 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 525
<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, No Animal Home, No Smoking Home, Storage		

**Inclusions:** NA

Welcome to this bright, 2 bedroom, east-facing condo located in the established community of Greenview. Offering a functional layout and modern finishes, this unit is filled with natural morning light and features durable vinyl flooring throughout the main living areas. The open-concept living and dining space provides excellent flexibility for both everyday living and entertaining, complemented by neutral tones that suit any décor style. The adjacent kitchen is well appointed with rich brown cabinetry, granite countertops, a classic subway-tile backsplash, black appliances, and a convenient breakfast bar for casual dining. The spacious bedroom features soft carpeting, a ceiling fan, and a large window that enhances the natural light. A four-piece bathroom completes the unit with a full tub and shower, contemporary vanity with stone countertop, and tile flooring. An assigned outdoor parking stall is included for added convenience. Situated in the central community of Greenview, this condo offers easy access to major roadways, public transit, shopping, schools, parks and the restaurants and shops of Edmonton Trail, Centre Street and 4th Street. Don't miss this opportunity and call for your viewing today!