

**4520 Greenview Drive NE  
Calgary, Alberta**

**MLS # A2284260**

**\$599,900**



<b>Division:</b>	Greenview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,040 sq.ft.	<b>Age:</b>	1961 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Garage Faces Rear, Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Level, Low Maintenance Landscape, Rect		

<b>Heating:</b>	Baseboard, Electric, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows		
<b>Inclusions:</b>	NA		

Welcome to this beautifully updated detached bungalow with a large yard and over \$100,000 in renovations and major upgrades—offering true move-in-ready comfort and peace of mind. Freshly painted throughout and filled with natural light, the main level features durable luxury vinyl plank flooring and a spacious living room with an inviting, open feel. The heart of the home is the stunning kitchen, fully renovated in 2021 with crisp white cabinetry, soft-close drawers, quartz countertops, subway tile backsplash, stainless steel appliances, and a large central island with an eating bar—perfect for everyday living and entertaining. Down the hall you'll find three good-sized bedrooms, including a comfortable primary with flat ceilings, plus a beautifully updated main bathroom with tile flooring, a modern vanity, and contemporary finishes. The fully developed basement adds exceptional additional living space with a huge family room, wet bar area, a large bedroom, a 3-piece bathroom with a tiled shower, laundry, and plenty of storage. Outside, enjoy the large backyard complete with a concrete patio pad, shed, and a new rear fence—ideal for summer BBQs, kids, and pets. A single garage with power adds everyday convenience. Major improvements include a full kitchen renovation, new appliances, new main-floor flooring, and new concrete sidewalk and stairs completed in 2021, along with a new 100-amp electrical panel, updated service into the home, and a sub-panel added to the garage. In 2022, the home had new roof shingles and both the sewer line and water supply line were replaced, including the addition of a backflow valve. Completing the package, a new high-efficiency power-vented hot water tank was installed in 2025. A fantastic opportunity to own an extensively upgraded bungalow with a great layout, a large yard, and significant

renovations already done! View 3D/Multi Media/Virtual Tour.