



THE
A-TEAM

**RE/MAX
FIRST**

4455 GREENVIEW Drive #412A, Calgary T2E 6M1

MLS® #: **A2124113** Area: **Greenview** Listing Date: **04/18/24** List Price: **\$245,000**
Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1974**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **628**
Low Sqft:
Ttl Sqft: **628**

DOM

32
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Views**
Park Feat: **Stall**

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Baseboard,Hot Water**
Sewer:
Ext Feat: **None**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Granite Counters,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	11`9" x 16`5"
Dining Room	Main	5`8" x 7`10"
Bedroom	Main	13`6" x 13`0"

Room	Level	Dimensions
Kitchen	Main	8`9" x 7`8"
Storage	Main	4`11" x 3`1"
4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$353** Title: **Fee Simple** Zoning: **M-C2**

Legal Desc:	0713794	Fee Freq: Monthly	Remarks
Pub Rmks:	<p>Tranquil park and green space views from this modern TOP FLOOR END UNIT! No neighbours above and extra windows thanks to the corner location make this a prime unit. Rich espresso hardwood floors, granite countertops and an abundance of natural light add to the allure of this beautiful, move-in ready home. Culinary creativity is inspired in the stylish kitchen featuring kitchen full-height cabinets, stainless steel appliances, granite countertops and a great breakfast bar plus a large dining area providing lots of seating options. The spacious living room has ample space for entertaining or host barbeques on the adjacent balcony with park views as the serene backdrop. After a long day, escape to the generously sized primary bedroom that can easily accommodate king-sized furniture. The included wardrobe system ensures plenty of storage. A full 4-piece bathroom, full-sized funky red washer and dryer and lots of parking for residents and guests add to your comfort and convenience. Pets are welcome upon board approval which is handy since the building backs onto an off-leash park! Phenomenally located in the friendly community of Greenview boasting one of the biggest community centres in Calgary with bowling lanes, an ice rink, racquetball courts, a great lounge and much more. Easy access to Deerfoot Trail and downtown for commuters and close proximity to Nose Hill Park for outdoor enthusiasts. Maintenance-free living lets you enjoy the many parks, pathways, shops and restaurants that this community has to offer. This home has it all - come see for yourself!</p>		
Inclusions:	N/A		
Property Listed By:	First Place Realty		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





