



THE
A-TEAM

**RE/MAX
FIRST**

4627 GREENHILL Crescent, Calgary T2E 5S1

MLS® #: **A2181166**

Area: **Greenview**

Listing Date: **11/28/24**

List Price: **\$589,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 11-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1960**

Finished Floor Area

Abv Sqft: **882**
Low Sqft:
Ttl Sqft: **882**

Lot Information

Lot Sz Ar: **5,608 sqft**
Lot Shape:

DOM

23
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Landscaped,Rectangular Lot**
Park Feat: **220 Volt Wiring,Double Garage Detached,Garage Door Opener,Heated Garage,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Lighting,Private Yard**

Construction: **Stucco,Vinyl Siding,Wood Siding**
Flooring: **Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Separate Entrance,Steam Room**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`9" x 9`10"
Bedroom - Primary	Main	10`10" x 9`10"
Bedroom	Main	9`7" x 8`5"
Laundry	Lower	6`3" x 5`5"
4pc Bathroom	Main	7`4" x 4`11"

Room	Level	Dimensions
Living Room	Main	14`7" x 13`0"
Bedroom	Main	8`10" x 8`10"
Bedroom	Lower	14`7" x 7`11"
Storage	Lower	7`1" x 4`9"
3pc Bathroom	Lower	7`10" x 6`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

6514HW

Zoning:
R-CG

Remarks

Pub Rmks: **Welcome to the desirable Community of Greenview, this home is located on a Quiet Crescent, close to all amenities including Schools, Shopping, Transportation, Airport, Nose Hill Park, Thorncliffe/Greenview Community Centre, Major Roadways and more. This home sits on a 53' X 117 lot, has the possibility for a suite, (A secondary suite would be subject to approval and permitting by the city/municipality) and the home does layout to provide seperate access to the basement. This home is mainly original, with main floor consisting of hardwood flooring, an open layout with a bay front window, bright kitchen with an open counter to the living room, 3 bedrooms and a 4 piece bath, Lower level is partially developed with a 4th bedroom,(not egress window),3-piece bathroom including a steam shower, laundry and storage area. Oversized double detached garage is heated with 10' doors, mezzanine space for extra storage, 220 wired, ceiling fans, fluorescent lighting, car hoist and work bench. Recent improvements include new sewer and water lines in the past year. Exterior of home is well maintained, landscaped and fenced. Call today for your private viewing!**

Inclusions:
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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











