



THE
A-TEAM

**RE/MAX
FIRST**

4455A GREENVIEW Drive #211, Calgary T2E 5R3

MLS® #: **A2182816**

Area: **Greenview**

Listing Date: **12/09/24**

List Price: **\$235,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1981**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **699**
Low Sqft:
Ttl Sqft: **699**

DOM

12
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Off Street, Stall**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Granite Counters, Walk-In Closet(s)**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Eat in Kitchen	Main	9`5" x 7`5"	Living Room	Main	20`9" x 11`4"
Dining Room	Main	6`9" x 7`5"	Laundry	Main	2`1" x 3`7"
Bedroom - Primary	Main	12`11" x 10`11"	4pc Bathroom	Main	4`11" x 7`6"

Legal/Tax/Financial

Condo Fee:
\$397

Title: **Fee Simple**
Fee Freq:

Zoning: **M-C2**

Legal Desc:

0713794

Monthly

Remarks

Pub Rmks: **Great opportunity to stop renting and to own or for a rental investment. This property is a quick drive to downtown, close to shopping and transit. This one bedroom unit is spacious and has a south facing balcony, in suite laundry and an outdoor parking stall. Large bedroom with walk in closet, bright living room with spacious dining area, kitchen with granite counters and white subway tile backsplash. Close to walking paths and bike trails. Book your showing today!**

Inclusions:
Property Listed By: **N/A
Real Broker**

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



