



THE
A-TEAM

**RE/MAX
FIRST**

4401 GREENVIEW Drive, Calgary T2E 5R3

MLS® #: **A2196134** Area: **Greenview** Listing Date: **02/21/25** List Price: **\$560,000**
 Status: **Pending** County: **Calgary** Change: **-\$15k, 29-Mar** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **1964**
 Lot Information
 Lot Sz Ar: **4,456 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,023**
 Low Sqft:
 Ttl Sqft: **1,023**

DOM

47
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Attached-Up/Down,Bungalow**
Parking
 Ttl Park: **3**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Lane,Corner Lot,Dog Run Fenced In,Front Yard**
 Park Feat: **Additional Parking,Parking Pad,RV Access/Parking,Single Garage Detached**

Utilities and Features

Roof: **Flat Torch Membrane** Construction: **Brick,Other**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Vinyl**
 Sewer: Ext Feat: **Dog Run,Garden** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`2" x 15`8"	Kitchen	Main	12`0" x 13`3"
Bedroom	Main	10`1" x 9`9"	Bedroom	Main	9`11" x 8`8"
Bedroom - Primary	Main	10`1" x 12`7"	4pc Bathroom	Main	6`8" x 8`5"
Kitchen	Suite	7`11" x 12`10"	Living Room	Suite	15`8" x 21`7"
Bedroom	Suite	10`7" x 11`6"	Bedroom - Primary	Suite	11`10" x 9`3"
4pc Bathroom	Suite	7`0" x 8`11"	Laundry	Lower	10`11" x 11`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

705JK

Remarks

Pub Rmks:

ATTENTION REAL ESTATE INVESTORS! Legal suited property within 12 minutes drive of downtown. Siding onto a park and surrounded by green space this 5 bedroom home with 3 up & 2 down should not be missed. If you are looking for an affordable home to move into or a positive rental investment property this would be one to consider. Both suites have large windows, high ceilings making it bright and spacious throughout. All bedrooms are of good size and both suites come with four piece bathrooms. The shared laundry room has a new washer & dryer & enough space for storage. The fully fenced backyard allows for both suites to have their own area to enjoy. There is a single car garage and additional 2 parking spaces. This property backs onto a off leash dog park, there is a park with playground area across the street and also a green space next door. It's close access to the airport, all main routes and with schools, restaurants and shopping nearby this makes Greenview a great location & up and coming community. Some of the many updates that have been done over the years, include a new flat roof in 2020, furnace replaced in 2008, electrical updated in 2023 including new panel, new outlets in lower unit and new wired in smoke detectors., many new windows, garage door and exterior doors in 2019, new fence in 2016 & new upstairs flooring the bathroom & kitchen 2025. Call to view this legally suited property today! Previous tenants paid \$2200 up and \$1600 down not including utilities. Garage was rented separately for \$200

Inclusions:
Property Listed By:

N/A
RE/MAX iRealty Innovations

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











