

# \$629,000 - 4328 Greenview Drive Ne, Calgary

MLS® #A2258949

**\$629,000**

3 Bedroom, 2.00 Bathroom, 1,055 sqft

Residential on 0.14 Acres

Greenview, Calgary, Alberta

ATTENTION BUILDERS! 51' x 105' R CG lot. Great location on a quiet street close to both Edmonton Trail and McKnight Blvd. Only 10 minutes from downtown and from the airport - with an easy connection to any of Deerfoot Trail, John Laurie Blvd and 14th Street. Close to schools (Foundations for the Future Charter School is across the street), public transportation, shopping, amenities - and only a few blocks from the Greenview Industrial Area. This classic style 1961 bungalow home has been loving cared for over the years. The main level features an "œL" shaped living and dining room as well as 3 good sized bedrooms and a 4-piece bath. Off the kitchen there is a back entrance to the backyard. Head downstairs to a den, full bath and a recreation room with a ton of 60's charm!! Looking to hold this property - it could be a great rental with little investment. Perfect opportunity for investor/builder for development of attached duplex infill (each side with potential legal basement suites).

Built in 1961

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2258949  |
| Price     | \$629,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 1,055       |
| Acres          | 0.14        |
| Year Built     | 1961        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 4328 Greenview Drive Ne |
| Subdivision | Greenview               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2E 5R4                 |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 3                                   |
| Parking        | Double Garage Detached, Parking Pad |
| # of Garages   | 2                                   |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Bar                                                        |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Oven, Range Hood, Refrigerator, Window Coverings |
| Heating           | Central, Natural Gas                                                                     |
| Cooling           | None                                                                                     |
| Has Basement      | Yes                                                                                      |
| Basement          | Full                                                                                     |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Private Yard              |
| Lot Description   | Back Lane                 |
| Roof              | Asphalt Shingle           |
| Construction      | Brick, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 21st, 2025 |
| Days on Market | 46                   |
| Zoning         | R-CG                 |

### **Listing Details**

|                |                                        |
|----------------|----------------------------------------|
| Listing Office | GIL Property Management And Sales Ltd. |
|----------------|----------------------------------------|

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