

**104, 4455C Greenview Drive NE
Calgary, Alberta**

MLS # A2233592



\$254,900

Division:	Greenview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	836 sq.ft.	Age:	1973 (52 yrs old)
Beds:	2	Baths:	1
Garage:	Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Floors: Ceramic Tile, Vinyl

Roof: -

Basement: None

Exterior: Stone, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 513

LLD: -

Zoning: M-C2

Utilities: -

Inclusions: European style washer/dryer unit, shelving and cabinet in storage room

"" OPEN HOUSE: MONDAY, AUGUST 4, 5:00 - 7:00 PM "". Pristine condo conversion in 2008 with total interior and exterior upgrades including granite countertops, stainless steel appliances, vented range hood fan, kitchen and bathroom cabinetry and taps and fixtures, vinyl plank flooring throughout, carpets in the two bedrooms, tile in bathroom, interior painting (2024), ceiling fan (2020), windows, patio door, under mount lighting in the kitchen, large main floor south facing patio (year round sunshine) backing onto a greenspace and leash free dog park, well treed. Building exterior just being renovated (special assessment has been paid by seller)