

# **\$224,900 - 204, 4455d Greenview Drive Ne, Calgary**

MLS® #A2258156

**\$224,900**

2 Bedroom, 1.00 Bathroom, 799 sqft

Residential on 2.61 Acres

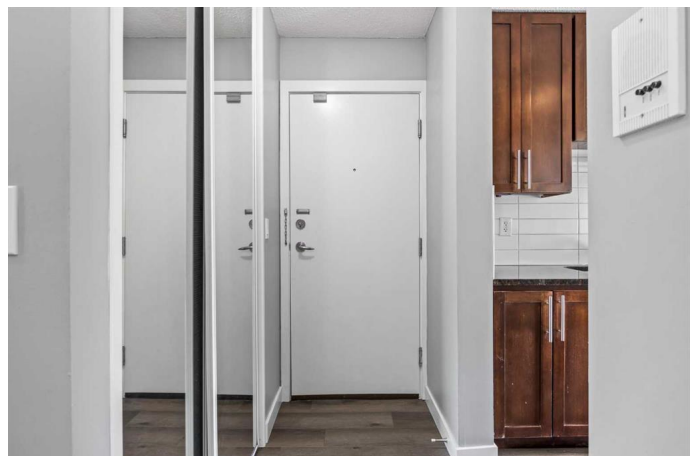
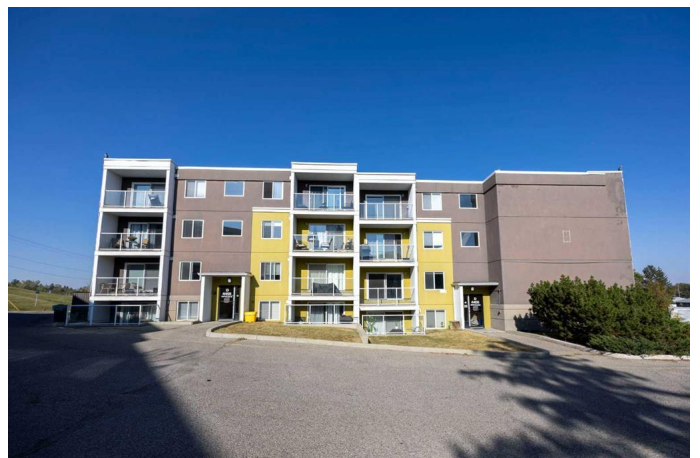
Greenview, Calgary, Alberta

Attention INVESTORS and FIRST-TIME home buyers!! ? Here is your chance to own a BEAUTIFULLY RENOVATED 2-bedroom condo that checks ALL the boxes â€” low condo fees, IN-SUITE laundry, and a HUGE west-facing balcony!!

This unit has just been refreshed with BRAND NEW luxury vinyl plank floors, fresh paint throughout, and a professional cleaning so itâ€™s 100% MOVE-IN READY with IMMEDIATE possession available!! You will LOVE the oversized windows that flood the space with NATURAL LIGHT, creating a warm and inviting atmosphere from the moment you walk in.

The modern kitchen is a true standout, featuring GRANITE countertops, rich dark cabinetry, and a spacious dining nook that flows seamlessly into the OPEN-CONCEPT living room. Perfectly designed for entertaining, the living area easily fits a full-size sectional, chairs, TV + more with plenty of space to host family and friends in style!!

The updated 4-piece bathroom impresses with NEW floors, fresh paint, and a tiled shower, while the convenience of IN-SUITE laundry makes everyday living a breeze. Both bedrooms are generously sized, making this the ideal layout for a growing family, roommates, or even a dedicated guest room +



home office!

This is truly one of the CLEANEST units in the building and offers unbeatable value! Surrounded by green space, pathways, and parks, youâ€™ll love the convenient location â€“ just minutes from McKnight Boulevard, Deerfoot Trail, and Centre Street with the NEW Green Line coming soon!!

Donâ€™t wait â€“ this condo is READY TO GO and could be YOURS today!! Pack your bags and book your private showing NOW!!

Built in 1973

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2258156          |
| Price          | \$224,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 799               |
| Acres          | 2.61              |
| Year Built     | 1973              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 204, 4455d Greenvview Drive Ne |
| Subdivision | Greenvview                     |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2E 6M1                        |

**Amenities**

|           |                     |
|-----------|---------------------|
| Amenities | Coin Laundry, Trash |
|-----------|---------------------|

|                |                 |
|----------------|-----------------|
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |
| # of Garages   | 1               |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home, Open Floorplan                  |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Baseboard, Hot Water, Natural Gas                                  |
| Cooling           | None                                                               |
| # of Stories      | 4                                                                  |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                      |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, Private |
| Roof              | Tar/Gravel                                                                   |
| Construction      | Stucco, Wood Frame                                                           |
| Foundation        | Poured Concrete                                                              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 22                   |
| Zoning         | M-C2                 |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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