

# \$550,000 - 4401 Greenview Drive Ne, Calgary

MLS® #A2212894

**\$550,000**

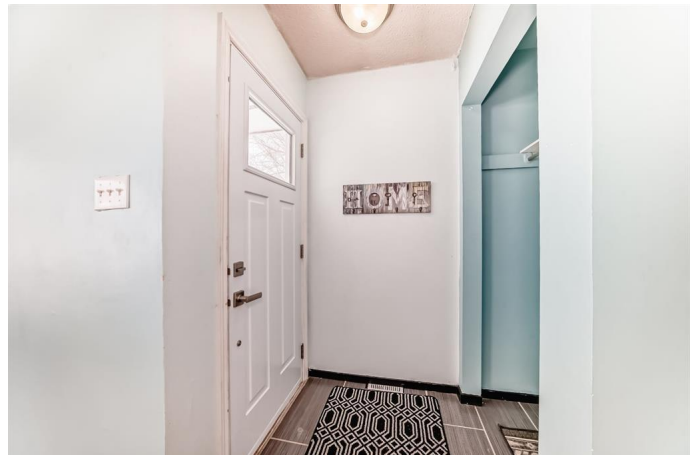
5 Bedroom, 2.00 Bathroom, 1,024 sqft  
Residential on 0.10 Acres

Greenview, Calgary, Alberta

## 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

Built in 1964

**Essential Information**

MLS® #	A2212894
Price	\$550,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,024
Acres	0.10
Year Built	1964
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Up/Down
Status	Active

**Community Information**

Address	4401 Greenview Drive Ne
Subdivision	Greenview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5R3

**Amenities**

Parking Spaces	3
Parking	Additional Parking, Parking Pad, RV Access/Parking, Single Garage Detached
# of Garages	1

**Interior**

Interior Features	See Remarks
Appliances	Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes

Basement                      Exterior Entry, Finished, Full, Suite

**Exterior**

Exterior Features      Dog Run, Garden  
Lot Description        Back Lane, Corner Lot, Dog Run Fenced In, Front Yard  
Roof                      Flat Torch Membrane  
Construction          Brick, Other  
Foundation            Poured Concrete

**Additional Information**

Date Listed             April 17th, 2025  
Days on Market        4  
Zoning                  R-CG

**Listing Details**

Listing Office           RE/MAX iRealty Innovations

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