



## 4335 Greenview Drive Calgary Alberta

\$425,000

This two storey half duplex is a fantastic opportunity to enter the housing market or add to your investment portfolio. The main floor features a bright and inviting living room, highlighted by three large windows that flood the space with natural light. The white kitchen offers a good amount of cupboard and counter space, along with ample space for your dining table. A convenient two piece bathroom on the main floor adds to the home's functionality. Upstairs, you'll find three well sized bedrooms and a four piece bathroom. The lower level offers more space for you including a large recreation room and utility/laundry room, offering even more space to relax, work, or play. Outside, enjoy your fully fenced south-facing yard with a rear deck - perfect for summer BBQ's, letting the kids play, or simply relaxing in the sun. Off street parking for 2 vehicles is also included. Ideally located with green spaces to both the side and rear of the property, this home offers peace and privacy while being close to everything you need. This is a great location close to bike trails, tot lot, public transportation, and easy access to main routes. Don't miss out - book your showing today! (id:6769)

Recreational, Games room 18.50 Ft x 12.58 Ft

Furnace 18.83 Ft x 13.25 Ft

2pc Bathroom 4.00 Ft x 4.83 Ft

Dining room 13.25 Ft x 4.50 Ft

Kitchen 13.25 Ft x 8.58 Ft

Living room 15.75 Ft x 13.25 Ft

4pc Bathroom 7.33 Ft x 4.83 Ft

Bedroom 8.67 Ft x 9.75 Ft

Bedroom 10.92 Ft x 10.92 Ft

Primary Bedroom 9.92 Ft x 13.42 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bravo Realty

<http://www.debbiescruggs.ca/>

**RE/MAX**

**RE/MAX REAL ESTATE  
(CENTRAL)**

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