



## 4604 3 Street Calgary Alberta

\$599,900

Meet Grace - Original Owner | Hardwood Under Carpets - Welcome to this charming original-owner home in the quiet and established neighbourhood of Greenview. This well-maintained property offers a functional layout and timeless features, making it perfect for families or investors alike. On the main floor, you'll find three bedrooms, a full four-piece bath, and a linen closet for added convenience. The living room, bedrooms, and hallway have hardwood floors under the existing carpet, waiting to be revealed. The kitchen has been updated with modern vinyl flooring and stylish subway tile, providing a fresh, contemporary feel. A practical storage closet in the kitchen ensures you have ample space to keep things organized. The developed basement adds additional living space, with two versatile bedrooms/dens (without closets), a large family room featuring a cozy gas fireplace with a blower fan for year-round comfort. It's an ideal space for entertaining or relaxing with the family. Enjoy the front composite deck, perfect for morning coffee, or host gatherings on the large back patio under the shade of mature trees. The fully fenced yard offers privacy, and the large parking pad can accommodate up to three vehicles, with potential for a garage (subject to city approval). You'll also enjoy a newer roof. Situated on a quiet street, this home provides excellent access to downtown, the airport, schools, shopping, and the nearby Nose Hill Park. Some newer windows, a newer washer and dryer, and the home's thoughtful care by its original owner add even more value to this inviting property. Book your showing today! (id:6769)

Bedroom 7.58 Ft x 11.17 Ft  
Den 9.17 Ft x 10.42 Ft  
Family room 10.42 Ft x 28.50 Ft  
Living room 14.67 Ft x 11.42 Ft  
Other 16.00 Ft x 11.42 Ft

Other 6.58 Ft x 5.67 Ft  
4pc Bathroom 7.92 Ft x 4.92 Ft  
Bedroom 7.92 Ft x 10.33 Ft  
Primary Bedroom 10.00 Ft x 11.33 Ft  
Bedroom 11.42 Ft x 8.00 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)