



## 4328 Greenview Drive Calgary Alberta

\$629,000

ATTENTION BUILDERS! 51' x 105' R CG lot. Great location on a quiet street close to both Edmonton Trail and McKnight Blvd. Only 10 minutes from downtown and from the airport - with an easy connection to any of Deerfoot Trail, John Laurie Blvd and 14th Street. Close to schools (Foundations for the Future Charter School is across the street), public transportation, shopping, amenities - and only a few blocks from the Greenview Industrial Area. This classic style 1961 bungalow home has been loving cared for over the years. The main level features an "L" shaped living and dining room as well as 3 good sized bedrooms and a 4-piece bath. Off the kitchen there is a back entrance to the backyard. Head downstairs to a den, full bath and a recreation room with a ton of 60's charm!! Looking to hold this property - it could be a great rental with little investment. Perfect opportunity for investor/builder for development of attached duplex infill (each side with potential legal basement suites). (id:6769)

Family room 13.33 Ft x 10.67 Ft

Recreational, Games room 19.33 Ft x 10.67 Ft

Den 11.50 Ft x 8.50 Ft

Other 9.83 Ft x 8.42 Ft

Family room 6.42 Ft x 6.00 Ft

Storage 5.42 Ft x 5.00 Ft

3pc Bathroom 7.33 Ft x 4.92 Ft

Laundry room 14.67 Ft x 9.25 Ft

Living room 20.08 Ft x 13.00 Ft

Kitchen 11.50 Ft x 9.42 Ft

Dining room 8.08 Ft x 9.42 Ft

Primary Bedroom 11.25 Ft x 10.08 Ft

Bedroom 10.67 Ft x 8.92 Ft

Bedroom 9.42 Ft x 8.92 Ft

Foyer 4.33 Ft x 4.33 Ft

Other 6.58 Ft x 2.83 Ft

4pc Bathroom 9.42 Ft x 4.92 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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