

4515 Greenview Drive NE
Calgary, Alberta

MLS # A2214389



\$639,900

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home, See Remarks		
Inclusions:	Basement Refrigerator, Basement Electric Stove, Basement Dishwasher.		

Nestled on an expansive, nearly 7200 square foot lot backing onto a serene off-leash park, green space, and within walking distance to a school through the park, this nearly 1,300 square foot bungalow features a versatile illegal basement suite, making it a standout for families or investors. The upgraded main level boasts three spacious bedrooms, new 12mm laminate flooring with premium, quiet underlay, and abundant natural light from most main floor windows, upgraded in 2024 to energy-efficient triple-pane glass. The fully renovated main floor bathroom exudes modern elegance, paired with a convenient 2-piece ensuite for added comfort. The stylish kitchen shines with recently updated cabinets, a new dishwasher, and a built-in water filter for pure water. The double detached garage, equipped with a newer roof and new insulated door, adds valuable functionality. The illegal basement suite, ideal as a mortgage helper or for extended family, includes a kitchen, cozy living room, full bathroom, a bedroom with an egress window for safety, and shared laundry for practicality. Located on a quiet street yet close to schools, parks, shopping, transit, and the renowned Nose Hill Park, with pathways extending all the way to the Calgary Zoo, Science Center, and downtown Calgary, this home blends modern upgrades, an expansive lot, and an unbeatable location, making it a rare find in today's market.