

# **\$217,900 - 204, 4455d Greenview Drive Ne, Calgary**

MLS® #A2258156

**\$217,900**

2 Bedroom, 1.00 Bathroom, 799 sqft

Residential on 2.61 Acres

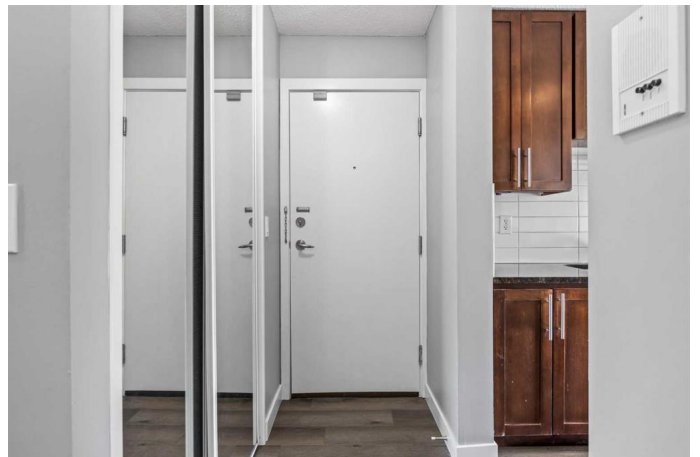
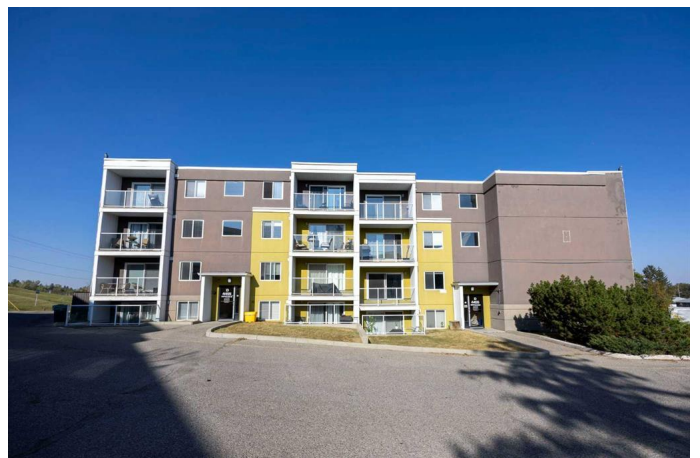
Greenview, Calgary, Alberta

Attention INVESTORS and FIRST-TIME home buyers!! ? Here is your chance to own a BEAUTIFULLY RENOVATED 2-bedroom condo that checks ALL the boxes â€” low condo fees, IN-SUITE laundry, and a HUGE west-facing balcony!!

This unit has just been refreshed with BRAND NEW luxury vinyl plank floors, fresh paint throughout, and a professional cleaning so itâ€™s 100% MOVE-IN READY with IMMEDIATE possession available!! You will LOVE the oversized windows that flood the space with NATURAL LIGHT, creating a warm and inviting atmosphere from the moment you walk in.

The modern kitchen is a true standout, featuring GRANITE countertops, rich dark cabinetry, and a spacious dining nook that flows seamlessly into the OPEN-CONCEPT living room. Perfectly designed for entertaining, the living area easily fits a full-size sectional, chairs, TV + more with plenty of space to host family and friends in style!!

The updated 4-piece bathroom impresses with NEW floors, fresh paint, and a tiled shower, while the convenience of IN-SUITE laundry makes everyday living a breeze. Both bedrooms are generously sized, making this the ideal layout for a growing family, roommates, or even a dedicated guest room +



home office!

This is truly one of the CLEANEST units in the building and offers unbeatable value! Surrounded by green space, pathways, and parks, youâ€™ll love the convenient location â€“ just minutes from McKnight Boulevard, Deerfoot Trail, and Centre Street with the NEW Green Line coming soon!!

Donâ€™t wait â€“ this condo is READY TO GO and could be YOURS today!! Pack your bags and book your private showing NOW!!

Built in 1973

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2258156          |
| Price          | \$217,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 799               |
| Acres          | 2.61              |
| Year Built     | 1973              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 204, 4455d Greenview Drive Ne |
| Subdivision | Greenview                     |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2E 6M1                       |

**Amenities**

|           |                     |
|-----------|---------------------|
| Amenities | Coin Laundry, Trash |
|-----------|---------------------|

|                |                 |
|----------------|-----------------|
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |
| # of Garages   | 1               |

### Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home, Open Floorplan                  |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Baseboard, Hot Water, Natural Gas                                  |
| Cooling           | None                                                               |
| # of Stories      | 4                                                                  |

### Exterior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                      |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, Private |
| Roof              | Tar/Gravel                                                                   |
| Construction      | Stucco, Wood Frame                                                           |
| Foundation        | Poured Concrete                                                              |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 34                   |
| Zoning         | M-C2                 |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.