

# \$639,900 - 4515 Greenview Drive Ne, Calgary

MLS® #A2214389

**\$639,900**

4 Bedroom, 3.00 Bathroom, 1,279 sqft

Residential on 0.16 Acres

Greenview, Calgary, Alberta

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.

Built in 1966



## Essential Information

MLS® #	A2214389
Price	\$639,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,279
Acres	0.16
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	4515 Greenview Drive Ne
Subdivision	Greenview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5R5

## Amenities

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, No Smoking Home, See Remarks
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

## Exterior

Exterior Features	Private Entrance, Private Yard
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Lot Description	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	8
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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