

\$569,900 - 4604 3 Street Ne, Calgary

MLS® #A2170065

\$569,900

4 Bedroom, 1.00 Bathroom, 959 sqft

Residential on 0.12 Acres

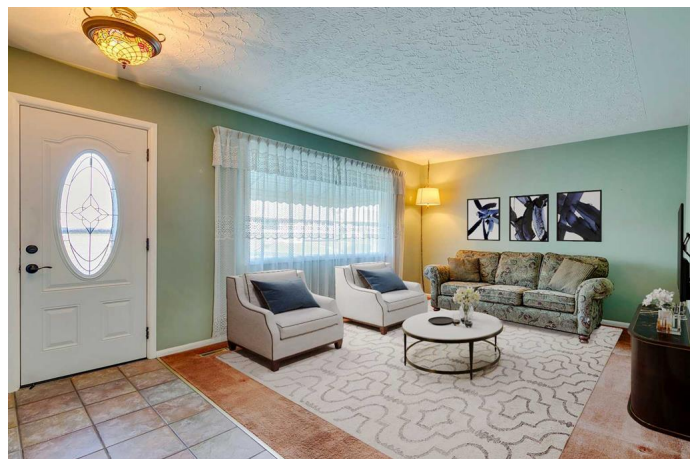
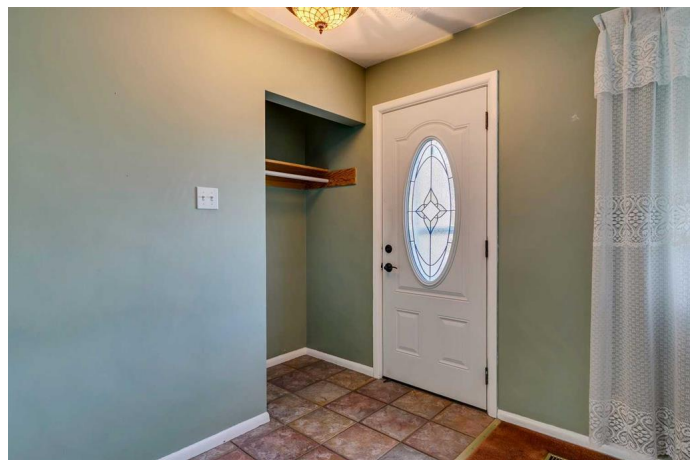
Greenview, Calgary, Alberta

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, youâ€™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. Itâ€™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). Youâ€™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!

Built in 1961

Essential Information

MLS® #	A2170065
Price	\$569,900
Sold Price	\$550,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	959
Acres	0.12
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	4604 3 Street Ne
Subdivision	Greenview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3L6

Amenities

Parking Spaces	3
Parking	Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Range, Refrigerator, Washer, Wall/Window Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Private Yard, Awning(s)
Lot Description	Back Yard, Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 3rd, 2024
Date Sold	December 2nd, 2024
Days on Market	60
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	Renzo Real Estate Inc.
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