

# \$600,000 - 4448 3 Street Ne, Calgary

MLS® #A2229952

**\$600,000**

5 Bedroom, 2.00 Bathroom, 1,049 sqft

Residential on 0.11 Acres

Greenview, Calgary, Alberta

Beautiful character home with a retro charm all its own. 3bdr/1bth up and a beautiful 2bdr/1bth illegal SUITE with separate entrance, in the basement (bdr windows do not meet current egress standards). The property gives you a fantastic 50x100â€™™ lot (insulated DOUBLE GARAGE) with a fabulous, level backyard that green thumbs will love for the morning sun and privacy. The yard boasts many gorgeous plants and flowers with a greenhouse, covered cobblestone patio area and eclectic décor, to create a welcoming, wonderful space for you and your guests. Updated flooring and pristine retro cabinetry grace the home. The master bedroom spoils you with a surprise patio door that opens to the covered patio, so you can enjoy cool breezes, fresh mornings and even a dip in the hottub when you feel like it! Like the house, the neighbourhood of Greenview is a hidden gem itself! It combines the tranquility and neighbourliness of a bygone era, with a fantastic location that offers ready access to modern conveniences. Shopping, dining etc, are just steps from your door, and access to main thoroughfares like John Laurie and Deerfoot is quick and easy so you can be on a hike at Nose Hill Park, or be out of town on a getaway in just minutes. Greenview treats you to wide streets, abundant parking, soothing green spaces, mature landscaping and a lifetime of wonderful memories. Start your new life in this old-school home and find the serenity you long for!



Built in 1961

## Essential Information

MLS® #	A2229952
Price	\$600,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,049
Acres	0.11
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	4448 3 Street Ne
Subdivision	Greenview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 3L6

## Amenities

Parking Spaces	2
Parking	Double Garage Detached, Insulated
# of Garages	2

## Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Electric Oven, Electric Stove, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance
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Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	16
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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