

# \$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

Character. It's not common. It's not handed out when a home is built. It's earned over time. This lovely 60s home has earned a character and charm all its own. The house offers 3bdr/1bth up and a beautiful 2bdr/1bth illegal basement SUITE with separate entrance. 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 spoils you with 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                              |
| 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 | 4               |
| Zoning         | R-CG            |

**Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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