

\$675,000 - 4640 Greenhill Crescent Ne, Calgary

MLS® #A2199196

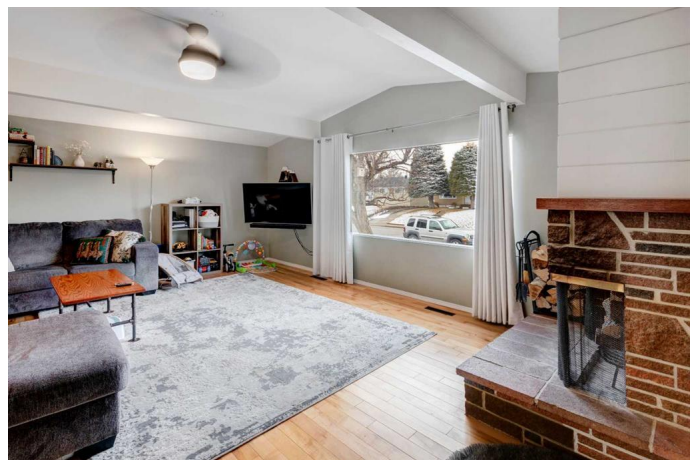
\$675,000

3 Bedroom, 2.00 Bathroom, 1,053 sqft
Residential on 0.17 Acres

Greenview, Calgary, Alberta

This beautifully renovated mid century home sits on a massive lot, on a quiet crescent in a great central community in North Calgary. It has a legal one bedroom suite and it also has an oversized double detached garage with workbench space and tons of cupboards. All 3 bedrooms in this home are very large. The primary bedroom is big enough to hold a massive king sized bed and bedroom 2 is larger than the size of many primary bedrooms in mid century homes. The third bedroom, which is in the lower legal suite, is even bigger than the other 2 and has a huge walk in closet.

There is maple hardwood flooring throughout the main floor, and carpet and lino in the legal basement suite. There are 2 four piece bathrooms in the home, one on each level, and they are both beautifully renovated. The kitchen is open to the living room and has so much (granite) counter space and tons of cupboards, a gas stove, a newer stainless steel fridge with double doors and a bottom level freezer, as well, there is a built in dishwasher. There is also a large double sink, a coffee bar, and an eat up bar at one end of the counter. The living room has a giant sectional in it, and still has lots of space, so it's a very flexible space for any furniture. The dining room has built in cabinets and a shelf/counter which makes for extra serving and storage space. The patio doors off the dining room lead to the deck and backyard. An oasis awaits you in the backyard. The pergola is a perfect spot to hang a hammock,



and is also a great place for some chairs around the firepit. The play structure is an awesome place to entertain the kids and the deck, which also has a gas line for your bbq, is a great place to hang out on a lovely summer day, with a coffee, a beer or a glass of wine and a book in hand! You could still fit an olympic sized swimming pool in the unused space in this yard! If you like to build things, you're going to love this heated workshop/garage. The basement has a legal suite and the outdoor space for the tenant is a lovely patio with an arbour and garden boxes. The legal suite itself is very large and includes much of the furniture. The current basement legal suite tenant is leaving by the end of March but it's a great unit and was easily rented for \$1400/month. The kitchen in the legal suite is great, with newer appliances and a big corner island and the dining room is a good size for the table and 4 chairs. The living room has a pullout couch, coffee table, tv and stand and there's still lots of open space. The utility room has a sprinkler system for fire safety and 2 hot water tanks so you'll never run out of hot water. The ceiling in the legal suite is practically soundproof! There is R20 insulation in the ceiling, sonapan panels and 2 layers of 5/8" drywall. The legal suite, like the entire house, has new lighting on dimmer switches, honeycomb heat blinds, usb ports on the plugs and Telus fibre optic internet

Built in 1961

Essential Information

MLS® #	A2199196
Price	\$675,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,053

Acres	0.17
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	4640 Greenhill Crescent Ne
Subdivision	Greenview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 5S2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Door Opener, Heated Garage, Oversized, Workshop in Garage
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Vaulted Ceiling(s), Wired for Data
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Mantle, Wood Burning, Raised Hearth
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Fire Pit, Lighting, Private Yard, Uncovered Courtyard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting
Roof	Rolled/Hot Mop, Rubber

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 2nd, 2025
Days on Market	10
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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