

# \$359,900 - 417 Goddard Avenue Ne, Calgary

MLS® #A2261922

**\$359,900**

4 Bedroom, 2.00 Bathroom, 1,270 sqft

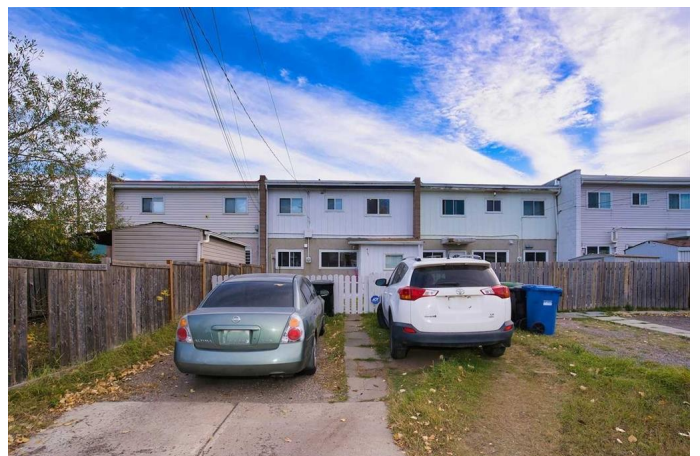
Residential on 0.06 Acres

Greenview, Calgary, Alberta

Welcome to 417 Goddard Ave NE, a NO CONDO FEE TOWNHOME offering 4 BEDROOMS and 1.5 BATHROOMS, blending comfort and affordability in one great package. The home features UPDATED WINDOWS (2020) for energy efficiency, LAMINATE AND VINYL TILE FLOORING ON THE MAIN FLOOR, and a kitchen with STAINLESS STEEL APPLIANCES, WELL-MAINTAINED WOOD CABINETRY AND SHELVING updated in 2018, and a GOOD-SIZE PANTRY for everyday convenience. The main floor is anchored by a SPACIOUS LIVING ROOM filled with natural light, providing a welcoming space for family and guests. The upper level features 4 bedrooms (one is currently used as an office/den) and a full bathroom. The DECENT-SIZED BACKYARD is fully fenced. At the front, the yard faces an open green space, lending an airy and pleasant view, as well as a sense of openness. This central location is just a three-minute walk to nearby bus stops and provides easy access to McKnight Trail, Edmonton Trail, and Deerfoot Trail. With restaurants, shopping, and essential amenities close at hand, this property delivers both convenience and comfort. Schedule your showing today and see the value this home can bring to your next chapter.

Built in 1962

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2261922      |
| Price          | \$359,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,270         |
| Acres          | 0.06          |
| Year Built     | 1962          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 417 Goddard Avenue Ne |
| Subdivision | Greenview             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2K 3T8               |

### Amenities

|                |         |
|----------------|---------|
| Parking Spaces | 2       |
| Parking        | Carport |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Pantry, Vinyl Windows                                        |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                    |
| Cooling           | None                                                                                          |
| Basement          | None                                                                                          |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | None                                  |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Tar/Gravel, Green Roof                |
| Construction      | Wood Frame                            |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      October 4th, 2025  
Days on Market                5  
Zoning                              M-C1

**Listing Details**

Listing Office                    CIR Realty

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