

# \$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            3  
Zoning                      M-C1

**Listing Details**

Listing Office              CIR Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.