



GRASSROOTS
REALTY GROUP

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**3, 101 Grier Terrace NE
Calgary, Alberta**

MLS # A2303702



\$349,900

Division:	Greenview		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,413 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Environmental Reserve, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 466
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	SR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: NA

Welcome to this beautifully designed 3-bedroom, 3-storey townhouse in the community of Greenview. Offering 1,413 sq. ft. of living space and a perfect balance of comfort, space, and location. An excellent opportunity to enter the market at an accessible price point. The main floor features a bright, open concept layout where the kitchen, dining, and living areas flow seamlessly ideal for both everyday living and entertaining. Large patio doors lead out to your private, fully fenced yard, creating a quiet outdoor space to relax or enjoy summer evenings. The fence was newly completed in 2022, adding both privacy and peace of mind. The second level offers two well-sized bedrooms and a full bathroom, providing flexible space for family, guests, or a home office. The entire top floor is dedicated to an impressive primary retreat generous in size and thoughtfully designed with a full ensuite, walk-in closet, and large windows that offer an abundance of natural light. Notable updates include all opening windows replaced in 2022, as well as a recently serviced and professionally cleaned furnace and duct system. Located directly across from a scenic pathway system with a creek, this home offers access to walking and biking trails while still being just minutes from Deerfoot Trail, McKnight Boulevard, easy access to downtown Calgary, and the airport. The well-managed complex also features a large shared green space, enhancing the overall sense of community and ownership. A stylish and well located home offering exceptional value in a highly convenient setting.