



**5, 111 Grier Terrace NE  
Calgary, Alberta**

**MLS # A2305771**

**\$369,900**



<b>Division:</b>	Greenview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	1,408 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 466
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** NA

Welcome Home! This charming townhome is tucked within a tree lined complex that feels private and peaceful. The main level greets you with a bright living room filled with natural light and large sliding patio doors that open to your own private yard, creating an easy flow for relaxing or entertaining. The dining area connects seamlessly to the kitchen which features a new stove and plenty of space to cook and gather. This level is complete with a washer and dryer located near the front door. Upstairs on the second level you will find bedrooms two and three along with a four-piece bathroom. Throughout the home, you will notice large windows in every space including the stairwells, bringing in light from every angle. The third level is dedicated to the primary retreat which creates an open and airy feel, offering plenty of room for a King sized bed and additional furniture! A spacious walk in closet, and a private four-piece ensuite complete this level. Greenview offers quick access to major routes including Deerfoot Trail, McKnight Boulevard and Edmonton Trail making it easy to get anywhere in the city. Enjoy nearby parks and green spaces such as Nose Creek pathway, along with easy access to shopping at Deerfoot City, restaurants, schools including Thorncliffe School! Don't wait to make this home yours!