



GRASSROOTS
REALTY GROUP

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23, 420 Grier Avenue NE
Calgary, Alberta

MLS # A2310029



\$279,900

Division:	Greenview		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	930 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Laminate Counters, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 362
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: N/A

Private Yard. Pet-Friendly Living. One of North Calgary's Best Townhouse Values. Welcome to a home that proves getting into the Calgary market doesn't have to mean giving up the things that make a house feel like home. Freshly painted and move-in ready, this 2-bedroom townhouse offers something that is becoming increasingly difficult to find at this price point: a private, fully fenced yard, a well-managed complex, and the comfort of having your own space both inside and out. Tucked into a quieter corner of the complex with no traffic driving directly past, this home offers a more private setting than many townhouse communities. The freshly laid sod and fully fenced front yard create a welcoming outdoor space that's perfect for morning coffee, summer evenings, pets, or simply enjoying a little extra room to breathe. Inside, the bright main floor is designed for everyday living. Large patio doors bring in plenty of natural light and connect the living room seamlessly to the outdoor space. The kitchen, dining area, and living room flow naturally together, creating a comfortable space whether you're hosting friends, working from home, or simply enjoying a quiet night in. Upstairs, the spacious primary bedroom offers room to truly relax, while the second bedroom provides flexibility for guests, a home office, a roommate, or future needs. Large closets, same-floor laundry, and additional storage in the utility room help keep life organized and functional. The home has also seen several practical updates, including newer refrigerator, washer, and dryer, a recently serviced furnace, a newer fence, and fresh paint throughout, allowing the next owner to move in and enjoy the space from day one. Low condo fees include water, common area maintenance, and snow removal, making ownership both predictable and affordable. The pet-friendly complex is well cared for and

provides a great balance between home ownership and low-maintenance living. Located in Greenview, you'll enjoy quick access to Deerfoot Trail, downtown Calgary, Calgary International Airport, transit routes, shopping, restaurants, schools, and parks. Greenview's central location continues to make it a popular choice for buyers looking for convenience without downtown pricing. Whether you're purchasing your first home, looking to simplify your lifestyle, or adding a property to your portfolio, this home offers a combination of value, functionality, and outdoor space that is increasingly difficult to find in today's market. Book your showing today to come see why this could be the right fit for your next chapter and Let's make YOUR dreams... Realty!