



GRASSROOTS
REALTY GROUP

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5302, 27 Grier Place NE
Calgary, Alberta

MLS # A2310564



\$265,000

Division:	Greenview		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	750 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 578
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Beautifully updated and move-in ready, this TOP FLOOR, END UNIT 2-bedroom, 1.5-bathroom, 750 sq. ft. condo offers exceptional value in the established community of Greenview. Thoughtfully upgraded throughout, you'll find NEW HARDWOOD FLOORING, NEW CARPET, NEW SOLID MAPLE KITCHEN CABINETRY, and NEW QUARTZ COUNTERTOPS. The kitchen features STAINLESS STEEL APPLIANCES, a convenient BREAKFAST BAR, and overlooks a bright, spacious living room and dining room with large patio doors that lead to the PRIVATE BALCONY and allow for an abundance of natural light. The thoughtfully designed layout offers excellent separation, with the BEDROOMS POSITIONED ON OPPOSITE SIDES of the unit for added privacy. The primary bedroom is generously sized with a WALK-IN CLOSET and 4-PIECE ENSUITE, while the second bedroom is also well-sized and complemented by an ADDITIONAL HALF BATH across the hall. An IN-SUITE LAUNDRY AND STORAGE ROOM adds everyday functionality. This unit includes HEATED UNDERGROUND PARKING — a standout feature in the area — offering year-round comfort and convenience. The building has undergone SIGNIFICANT EXTERIOR IMPROVEMENTS over the past few years, including HARDIE BOARD SIDING, UPDATED PATIO RAILINGS, NEW WINDOWS, ROOF and CLADDING, and UPGRADED SECURITY, providing added peace of mind for both owners and investors. CONDO FEES INCLUDE HEAT AND WATER, making budgeting simple and predictable. Ideally located with QUICK ACCESS TO DEERFOOT TRAIL AND DOWNTOWN, STEPS FROM TRANSIT, and close to SCHOOLS, PARKS, AND BIKE PATHWAYS, this home is well suited for FIRST-TIME BUYERS or INVESTORS SEEKING A TURNKEY OPPORTUNITY.

Don't miss out – schedule your showing today and make this incredible home yours!