



**GRASSROOTS**  
REALTY GROUP

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2, 97 Grier Place NE  
Calgary, Alberta

MLS # A2320907



**\$309,000**

|           |                                                       |        |                   |
|-----------|-------------------------------------------------------|--------|-------------------|
| Division: | Greenview                                             |        |                   |
| Type:     | Residential/Other                                     |        |                   |
| Style:    | Townhouse                                             |        |                   |
| Size:     | 1,413 sq.ft.                                          | Age:   | 1982 (44 yrs old) |
| Beds:     | 3                                                     | Baths: | 1 full / 1 half   |
| Garage:   | Assigned, Off Street, See Remarks, Stall              |        |                   |
| Lot Size: | -                                                     |        |                   |
| Lot Feat: | Back Yard, Low Maintenance Landscape, Rectangular Lot |        |                   |

|             |                                                                                              |            |        |
|-------------|----------------------------------------------------------------------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas                                                                      | Water:     | -      |
| Floors:     | Laminate, Tile, Vinyl                                                                        | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                                                              | Condo Fee: | \$ 705 |
| Basement:   | None                                                                                         | LLD:       | -      |
| Exterior:   | Cedar, Wood Frame, Wood Siding                                                               | Zoning:    | M-C1   |
| Foundation: | Poured Concrete                                                                              | Utilities: | -      |
| Features:   | Built-in Features, Ceiling Fan(s), High Ceilings, Open Floorplan, Storage, Walk-In Closet(s) |            |        |

**Inclusions:** Electric Stove, Microwave, Hood Fan, Refrigerator, Window Coverings

**\*\*OPEN HOUSE - Sat & Sun, Aug 8 & 9 1:00 - 4:00 pm!\*\*** Welcome to this beautifully maintained 3 bedroom, 2 bathroom townhome offering over 1,400 sqft of living space, assigned parking stall and various upgrades throughout in the established community of Greenview. As you enter the home, you are welcomed into the main floor which features a spacious living room with patio doors leading to the rear deck & private patio space, a dedicated dining area with cozy fireplace, a practical galley style kitchen with dual tier island, convenient laundry room, and additional storage space. Heading upstairs, the second level offers two large bedrooms and a 2pc bathroom, providing flexibility for families, guests, or a home office. Occupying the entire top floor, the impressive primary retreat is a standout feature rarely found in this price range, offering exceptional privacy along with a large walk-in closet and full ensuite bathroom. An assigned parking stall completes this home. Whether you're a first-time buyer, investor, or downsizer seeking low-maintenance living without sacrificing space, this home delivers outstanding value in a highly desirable location. Enjoy being just steps from the scenic Nose Creek pathway system and Laycock Park, perfect for walking, cycling, and outdoor recreation. Commuters will appreciate the quick access to Deerfoot Trail, Centre Street, McKnight Boulevard, and Edmonton Trail, providing quick connections throughout the city. Downtown Calgary, Calgary International Airport, major transit routes, shopping centres, restaurants, schools, and the Northeast business district are all just minutes away, making everyday living exceptionally convenient. Don't miss out and come view this gem of a home today!

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