



GRASSROOTS
REALTY GROUP

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5, 93 Grier Place NE
Calgary, Alberta

MLS # A2329346



\$350,000

Division:	Greenview		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,418 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Lawn, No Back Lane		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Jetted Tub, No Smoking Home, Open Floorplan, Tankless Hot Water, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 706

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: NA

Welcome to this beautifully maintained, move in ready 3-storey townhouse, ideally located in a quiet pocket west of Deerfoot Trail, offering the perfect balance of peaceful living and exceptional convenience. Located 10 minutes to downtown, close to shopping, restaurants, schools, parks, transit, Deerfoot trail and Mcknight. This home provides easy access to all the amenities you need while tucked away from the hustle and bustle. Designed with both comfort and functionality in mind. The bright and open main floor features luxury vinyl plank flooring throughout, a spacious living room, dining area, and an open-concept kitchen that is perfect for everyday living and entertaining. The kitchen includes a rough-in for a gas stove, offering flexibility for those who love to cook. Step outside to your private, fully fenced yard with a patio and newer fencing—an ideal space for relaxing, gardening, or enjoying summer evenings. The second floor offers two generously sized bedrooms, a full 4-piece bathroom, and the convenience of an upper-floor laundry room. The second full bathroom features a deep soaker tub, perfect for unwinding after a long day. Occupying the entire third level, the impressive primary retreat is a true sanctuary featuring abundant natural light, a spacious walk-in closet, and a private 4-piece ensuite complete with a relaxing jetted tub. Additional highlights include on-demand hot water, a newer furnace, an assigned parking stall, and plenty of visitor parking for family and guests. Whether you're a first-time buyer, young family, or investor, this move-in ready home offers an exceptional combination of space, thoughtful updates, and an unbeatable location close to every convenience. Don't miss your opportunity to make this beautiful townhouse your next home! This is a healthy-well managed condo that offers plenty of green space.

Call your favourite Realtor today for a showing!