



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1, 208 Grier Terrace NE
Calgary, Alberta

MLS # A2332744



\$310,000

Division:	Greenview		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	992 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 452
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: N/A

Attention FIRST-TIME BUYERS and INVESTORS! This cozy END UNIT townhome in a nice QUIET complex, offers great opportunity and LOW CONDO FEES! The main level is BRIGHT and OPEN, offering a galley-style kitchen with ample cabinet & counter space open to the spacious dining room, and a large living room with sliding doors leading to the PRIVATE, FENCED YARD with patio deck, perfect for summer bbq's. A laundry/utility room, and a large storage room complete the main level. Upstairs you'll find two LARGE BEDROOMS, a 4-piece bathroom with separate sink & toilet, and a second LARGE STORAGE ROOM. This unit has been RECENTLY UPDATED with NEW PAINT and NEW FLOORING throughout. ADDITIONAL UPDATES include NEW BATHROOM VANITY, NEW DISHWASHER, FRESHLY PAINTED KITCHEN CABINETS, and NEW FLAT CEILING on the main floor (bye-bye popcorn!) FRIENDLY NEIGHBOURS, a stone's throw to PARK/PLAYGROUND, and super close proximity to DEERFOOT TRAIL and MCKNIGHT BLVD making for a quick and easy commute, this home has it all! Call your favourite realtor to view this property today.