



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

34, 420 Grier Avenue NE
Calgary, Alberta

MLS # A2333291



\$358,853

Division:	Greenview		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	926 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 360
Basement:	None	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	M-C1
Foundation:	Slab	Utilities:	-
Features:	Closet Organizers, Granite Counters, Open Floorplan		

Inclusions:	N/A
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34, 420 Grier Avenue NE – Completely Renovated Townhome Showcasing Exceptional Quality, Design, & Finishing Throughout. Custom Kitchen Features Full-Height Wood Cabinetry, Granite Countertops With Stainless Steel Undermount Sink & New Stainless Steel Appliances. European-Inspired Bathroom Is Beautifully Upgraded, & A Second-Floor Laundry Which Includes A Tile Surround & Dry-Drain Protection. Enjoy An Open Main Floor With Patio Doors Leading To A Fenced Yard & BBQ Area. Bedrooms Are Equipped With New Custom Wood Closet Organizers. Additional Updates Include A High-Efficiency Furnace & Hot Water Tank. Located Near Pathways & Parks Including Laycock Park, Huntington Hills Skatepark, & Egerts Park, With Easy Access To McKnight Boulevard & Deerfoot Trail. Condo Fees Of \$360.08 Include Common Area Maintenance & Parking; Pets Allowed With Board Approval. Some photos have been virtually/digitally staged with furniture & decor for illustrative purposes only; these items are not included with the property.