

65, 420 Grier Avenue NE
Calgary, Alberta

MLS # A2227446



\$349,900

Division:	Greenview		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,092 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 427
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully renovated END-UNIT townhouse, located in the tranquil yet very accessible neighborhood of Greenview. The whole unit is enhanced by large windows bringing in loads of natural light. The main floor features a bright and spacious living room with NEWER FLOORING AND STAIRCASES (2024), and a BRAND-NEW KITCHEN showcases a modern, stylish design, completes with new cabinetry, fixtures, and finishes. Upstairs boasts 3 good-sized bedrooms with ample closet space, a sleek BRAND NEW 4-PIECE BATHROOM, also a convenient in-suite laundry. Other upgrades include FRESH PAINT (2025), a NEWER HOT WATER TANK and HIGH-EFFICIENCY FURNACE (2018). Enjoy outdoor living with your private, fully fenced East-facing yard and front patio surrounded by greenery, perfect for relaxing or entertaining. The unit comes with TWO ASSIGNED PARKING STALLS. Plenty of street parkings are also available. The complex is well-managed, has NEVER HAD ANY SPECIAL ASSESSMENT, and offers relatively LOW CONDO FEE WITH WATER INCLUDED. The location is ideal—just 10 minutes from downtown, with quick access to the airport, Deerfoot Trail, and public transit. It's also just steps away from Nose Creek Pathway —perfect for strolling, jogging, or cycling. Enjoy peaceful living while staying connected to everything you need, including nearby shops, schools, parks, and restaurants. Move-in ready and available for immediate possession, this is a fantastic opportunity for first-time buyers, young families, or investors. Your new home in Greenview is ready —Come see it in person!