

6, 206 Grier Terrace NE  
Calgary, Alberta

MLS # A2234293



**\$325,000**

<b>Division:</b>	Greenview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	878 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 449
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home		

**Inclusions:** NA

Two Bedroom Condo Townhouse &ndash; Investor/First Time Buyer Alert! This exceptional end unit two bedroom townhouse represents an outstanding opportunity. It's a perfect fit for both first time home buyers and savvy investors. Step into this inviting end unit and discover a comfortable and functional living space. The main floor boasts an open concept design, seamlessly connecting the kitchen and living room. You'll find a convenient in suite laundry room and generous storage space under the stairs. The spacious living room is bathed in natural light thanks to an entire wall of NEW windows. Leading out through sliding patio doors is your private deck and a sunny, semi-fenced east-facing backyard &ndash; an ideal spot for relaxing or entertaining. Upstairs, you'll find a large master bedroom and a good sized second bedroom. This townhouse is tucked away in a remarkably quiet location at the end of a no-through road, offering a peaceful retreat without sacrificing convenience. The complex itself is beautifully maintained with extraordinary landscaping, featuring an abundance of mature shrubs and large trees. Location is everything, and this property delivers! You're just minutes from the Calgary International Airport, Downtown Calgary, and Deerfoot Trail, ensuring effortless commutes. Key institutions like SAIT, the University of Calgary, Foothills Medical Centre, and Alberta Children's Hospital are all within a 15-minute drive, putting everything you need within easy reach. Don't wait, book your showing today!