

780-380-6207
meghan@meghanrobinson.net

2, 97 Grier Place NE
Calgary, Alberta

MLS # A2205669



\$350,000

Division:	Greenview		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,393 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Level		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 669
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers		

Inclusions: n/a

Welcome to this beautifully maintained 3-bedroom, 2-bathroom townhouse, ideally situated in a peaceful, quiet neighborhood that's rapidly growing in value. This property offers the perfect balance of tranquility and convenience, located just minutes from major roadways for easy commuting. Step inside and enjoy the open-concept main floor, designed for modern living with a seamless flow from living to dining. The spacious layout makes it perfect for family gatherings or entertaining guests. Large windows throughout allow for an abundance of natural light, brightening up every room. The well-appointed kitchen and living areas lead directly out to a private, west-facing backyard, fully fenced for your privacy. Whether you're enjoying a quiet evening sunset or hosting a summer BBQ, this outdoor space is a peaceful retreat. The second floor features generously sized bedrooms with large windows, creating a serene, sun-filled atmosphere. Plus, with in-unit laundry and a separate entrance, this townhouse offers the convenience and privacy you're looking for. The third floor has large primary bedroom with ensuite on the entire floor. Very spacious. One room has a murphy bed and was used as a dance studio at one point. Murphy Bed is included. All furniture is negotiable in the sale. Situated in a community that's seeing consistent value growth year after year, this home is not only a great living space but also a sound investment. Don't miss the opportunity to own a home in this highly desirable neighborhood. Call today to schedule your viewing!