

23, 420 Grier Avenue NE
Calgary, Alberta

MLS # A2310029



\$287,000

Division:	Greenview		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	930 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 362
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: N/A

Welcome to this move-in ready 2-bedroom townhouse in Calgary offering the kind of comfort, simplicity, and value that can make getting into the market feel a whole lot more approachable. Freshly painted throughout and thoughtfully laid out, this home feels bright, welcoming, and easy to settle into from the moment you walk through the door. The main floor has a natural flow between the living room, dining area, and kitchen that just works for everyday life. Whether you're having friends over, spending a quiet night in, or simply trying to keep life feeling manageable, the space feels comfortable without being overwhelming. Large patio doors bring in plenty of natural light and connect directly to the fully fenced front yard, giving you that little bit of extra outdoor space that makes townhouse living feel more like home. One of the best parts of this property is where it sits within the complex. Tucked off to the side with no traffic driving directly past, it feels quieter and more private than you might expect. The freshly laid sod gives the yard a clean, refreshed feel, making it a great spot for morning coffee, hanging out with pets, or winding down at the end of the day. Combined with the newer fence completed just two years ago, the outdoor space feels like something you'll actually use and enjoy. Upstairs, the primary bedroom offers plenty of room to relax and recharge, along with a large closet for all the things life seems to collect over time. The second bedroom gives you flexibility depending on what you need most right now, whether that's a home office, guest room, workout space, nursery, or a mix of all of the above as life changes. Upper-level laundry and additional storage in the utility room help keep everything practical and organized. With low condo fees that include water, plus snow removal already taken care of, this home gives you the freedom to spend

more time enjoying life and less time worrying about maintenance. Located with quick access to Deerfoot Trail, Calgary International Airport, transit routes, shopping, schools, and downtown Calgary, this NE Calgary townhouse keeps you connected while still giving you a comfortable place to come home to at the end of the day. If you've been waiting for an affordable Calgary townhouse that feels move-in ready without losing the opportunity to make it your own over time, this one is definitely worth a look. It also offers the kind of layout, location, and low-maintenance lifestyle that makes for a smart long-term property purchase. Book your showing to see how this space could fit your life and Let's make YOUR dreams... Realty!