

4, 106 Grier Terrace NE
Calgary, Alberta

MLS # A2314159



\$295,000

Division:	Greenview		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	929 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 299
Basement:	None	LLD:	-
Exterior:	Composite Siding, Mixed, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Laminate Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Dishwasher, Refrigerator, Microwave, Range hood, electric range, washer/dryer stacked

Welcome to this beautifully located townhome in the heart of Greenview, which offers incredible value with low condo fees, an unbeatable location, and thoughtful features throughout. The open-concept main floor is designed for everyday living and easy entertaining, with large windows that look out onto your own fenced front yard oasis. A perfect spot for morning coffee, summer evenings, or giving your children or pets a little outdoor space to enjoy. Upstairs, the spacious primary bedroom features a walk-in closet, while the second bedroom offers plenty of room for guests, a roommate, or a home office. Convenient upper-floor laundry includes a new washer (2025) and dryer (2026). Enjoy access to a green space intertwined among the townhouses, while being steps from the Nose Creek Pathway (that connects to downtown) and a cute creek across the street. Plus, you are only a 10 minute drive to Nose Hill Park, downtown Calgary, and the Calgary International Airport! This home is ideal for commuters, bike enthusiasts, first-time buyers, investors, or anyone looking for connection to both city living delicately weaved with notes of nature.