



**GRASSROOTS**  
REALTY GROUP

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**5205, 27 Grier Place NE**  
**Calgary, Alberta**

**MLS # A2220773**



**\$239,900**

<b>Division:</b>	Greenview		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	883 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Garage Door Opener, Heated Garage, Secured, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 628
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Other	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** -

This stunning newly painted and new Luxury Vinny flooring, 2-bedroom, 1.5-bathroom top-floor, 2-story condo offers 883 square feet of thoughtfully designed living space. Nestled in the vibrant community of Greenview, just 6 km from downtown Calgary, this home provides the perfect balance of urban convenience and tranquil living. Step inside to find a bright, open-concept layout featuring an updated gourmet kitchen and well-maintained stainless-steel appliances. The spacious living room is bathed in natural light and opens onto a large private balcony, offering serene views of lush green space. The main floor showcases elegant 24x24 tiles throughout, along with a convenient half-bathroom. Upstairs, you'll find new Luxury vinyl flooring, two well-sized bedrooms, a 4-piece bathroom, a laundry room, and a second entrance for added convenience. The primary bedroom boasts a generous walk-in closet for ample storage. Additional highlights include heated underground parking, bike storage, and a recently completed full exterior renovation, including a new roof, windows, balconies, and an updated building envelope. Situated in a quiet cul-de-sac, this home is steps away from scenic walking paths, green spaces, playgrounds, schools, churches, grocery stores, and transit options. With quick access to McKnight Trail and Deerfoot Trail, you'll enjoy an easy 8-minute commute to Calgary International Airport and just 12 minutes to downtown. Don't miss this incredible opportunity—schedule your viewing today!